

Single Family Residence

**RESIDENTIAL**

# 4632 RIVERBAY WAY

RIVERSIDE, CA 92505

**\$821,517** TopHap Estimate · \$324 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,533 ft<sup>2</sup>**

LIVING AREA

**3,920 ft<sup>2</sup>**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$822K**

\$775K low

\$868K high

Last Sale

**\$790,000 · Apr 11, 2024**

Est. Owner Equity

**\$205,517**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,321 (2025) |
| Assessed Value        | \$821,916       |
| Previous Assessed     | \$805,800       |
| Assessor Market Value | \$468,720       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.09                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Mar 21, 2024 | Resale | Grant Deed | \$790,000 | \$312              | \$616K |
| Jan 11, 2021 | Resale | Grant Deed | \$535,000 | \$211              | \$508K |
| May 28, 2013 | Resale | Grant Deed | \$335,000 | \$132              | \$335K |
| Jun 28, 2002 | Resale | Grant Deed | \$288,500 | \$114              | \$260K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| McAuliffe Elementary School | Elementary | KG–5   | 0.7 mi   |
| La Sierra High School       | High       | 9–12   | 0.8 mi   |
| Villegas Middle School      | Middle     | 6–8    | 2.2 mi   |

District: Alvord Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

### NEIGHBORHOOD · ZIP 92505

|                          |                             |                             |                                    |                         |                        |
|--------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>68</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>53,012</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-<br>COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|