

Single Family Residence **RESIDENTIAL**

10496 PENDLETON ST

RIVERSIDE, CA 92505

\$618,387 TopHap Estimate · \$550 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,125 ft²

LIVING AREA

0.2 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$618K

\$589K low

\$648K high

Last Sale

\$550,000 · Sep 9, 2022

Est. Owner Equity

\$596,852

Loan-to-Value

3%

TAX & ASSESSMENT

Property Tax	\$7,093 (2025)
Assessed Value	\$583,663
Previous Assessed	\$572,220
Assessor Market Value	\$410,760

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 14, 2026	Financing	Mortgage			\$22K
Aug 11, 2022	Resale	Grant Deed	\$550,000	\$489	\$540K
Apr 16, 2021	Financing	Intrafamily Transfer			\$298K
Dec 21, 2015	Resale	Grant Deed	\$289,000	\$257	\$284K
Dec 16, 1992	Resale	Grant Deed	\$105,000	\$93	\$84K
Sep 1, 1989	Resale	Grant Deed	\$116,000	\$103	\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Collett Elementary School	Elementary	KG–5	0.6 mi
La Sierra High School	High	9–12	0.7 mi
Arizona Middle School	Middle	6–8	1.5 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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------