

Condominium

RESIDENTIAL

12969 AVENIDA EMPRESA

RIVERSIDE, CA 92503

\$412,845 TopHap Estimate · \$318 / ft² · confidence 95 · as of Jul 14, 2026

2

BEDS

2.5

BATHS

1,300 ft²

LIVING AREA

1,742 ft²

LOT SIZE

1992

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$413K

\$393K low

\$433K high

Last Sale

\$80,000 · May 27, 2011

Est. Owner Equity

\$236,845

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax

\$3,306 (2025)

Assessed Value

\$209,067

Previous Assessed

\$204,969

Assessor Market Value

\$336,150

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.04
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 5, 2018	Quitclaim	Quit Claim Transfer			
Jun 30, 2011	Quitclaim	Quit Claim Transfer			
Jun 30, 2011	Quitclaim	Quit Claim Transfer			
Apr 19, 2011	Resale	Grant Deed	\$80,000	\$62	\$60K
Aug 3, 2010	Non-arms-length	Trustees Deed	\$330,724	\$254	
Mar 1, 2006	Resale	Grant Deed	\$310,000	\$238	\$310K
Aug 25, 2004	Quitclaim	Quit Claim Transfer			
Sep 29, 1993	Resale	Grant Deed	\$124,000	\$95	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.2 mi
Hillcrest High School	High	9–12	1.6 mi
Lake Hills Elementary School	Elementary	KG–5	1.8 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 92503

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------