

Single Family Residence **RESIDENTIAL**

4521 WABASH CT

RIVERSIDE, CA 92501

\$614,847 TopHap Estimate · \$391 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,574 ft²

LIVING AREA

0.16 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$615K

\$596K low

\$634K high

Last Sale

\$570,000 · Jun 10, 2022

Est. Owner Equity

\$62,044

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$6,700 (2025)
Assessed Value	\$616,875
Previous Assessed	\$604,780
Assessor Market Value	\$393,480

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.16
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
May 26, 2022	Resale	Grant Deed	\$570,000	\$362	\$553K
Aug 30, 2016	Financing	Intrafamily Transfer			\$190K
Mar 24, 2010	Resale	Grant Deed	\$187,500	\$119	\$182K
Jun 15, 2009	Non-arms-length	Trustees Deed	\$214,704	\$136	
Nov 1, 1989	Resale	Grant Deed	\$127,000	\$81	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Patricia Beatty Elementary School	Elementary	KG–6	0.5 mi
John W. North High School	High	9–12	2.4 mi
Central Middle School of Arts and Innovation	Middle	7–8	2.7 mi

District: Riverside 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 92501

98 CRIME INDEX	108 AIR POLLUTION	22,671 POPULATION	\$69K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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