

Condominium

RESIDENTIAL

11574 RIVER HEIGHTS DR

RIVERSIDE, CA 92505

\$645,311 TopHap Estimate · \$368 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.3

BATHS

1,754 ft²

LIVING AREA

2,614 ft²

LOT SIZE

2005

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$645K

\$584K low

\$707K high

Last Sale

\$629,500 · Oct 11, 2024

Est. Owner Equity

\$20,311

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$8,225 (2025)
Assessed Value	\$642,088
Previous Assessed	\$629,499
Assessor Market Value	\$460,440

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.60
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	80 WILDFIRE	64 HEAT	8 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 23, 2024	Resale	Grant Deed	\$629,500	\$359	\$625K
Nov 27, 2019	Financing	Intrafamily Transfer			\$393K
Oct 9, 2018	Resale	Grant Deed	\$400,000	\$228	\$393K
May 11, 2017	Quitclaim	Quit Claim Transfer			
May 11, 2017	Quitclaim	Quit Claim Transfer			
Apr 29, 2014	Resale	Grant Deed	\$338,000	\$193	\$332K
Jun 8, 2007	Quitclaim	Quit Claim Transfer			
Feb 15, 2005	Resale	Grant Deed	\$422,000	\$241	\$337K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McAuliffe Elementary School	Elementary	KG–5	0.5 mi
La Sierra High School	High	9–12	0.9 mi
Villegas Middle School	Middle	6–8	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 92505

68 CRIME INDEX	108 AIR POLLUTION	53,012 POPULATION	\$74K 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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