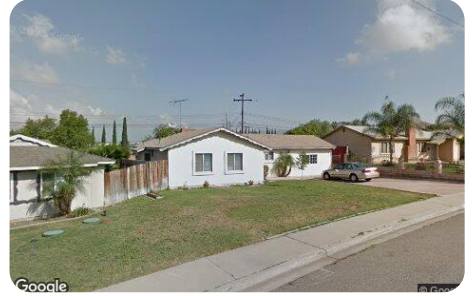


Single Family Residence **RESIDENTIAL**

451 AVIGNON CT

RIVERSIDE, CA 92501

\$469,197 TopHap Estimate · \$434 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,080 ft²

LIVING AREA

0.16 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$469K

\$433K low

\$506K high

Last Sale

\$282,000 · Aug 25, 2017

Est. Owner Equity

\$195,657

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$3,584 (2025)
Assessed Value	\$327,279
Previous Assessed	\$320,862
Assessor Market Value	\$329,490

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.16
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
Aug 2, 2017	Resale	Grant Deed	\$282,000	\$261	\$274K
Mar 14, 2012	Resale	Grant Deed	\$151,000	\$140	\$147K
Sep 15, 2011	Resale	Grant Deed	\$89,000	\$82	
Feb 22, 2011	Non-arms-length	Trustees Deed	\$98,600	\$91	
Feb 18, 2011	Recorded document	Grant Deed			
Jun 29, 2010	Quitclaim	Quit Claim Transfer			
Jun 22, 2010	Non-arms-length	Trustees Deed	\$106,250	\$98	
Oct 15, 2009	Quitclaim	Quit Claim Transfer			
Aug 30, 2006	Quitclaim	Quit Claim Transfer			
Aug 30, 2006	Quitclaim	Quit Claim Transfer			\$296K
Jun 24, 2005	Quitclaim	Quit Claim Transfer			
Sep 27, 2004	Quitclaim	Quit Claim Transfer			
Jan 30, 2001	Resale	Grant Deed	\$115,000	\$106	\$109K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highgrove Elementary School	Elementary	KG–6	1.2 mi
University Heights Middle School	Middle	7–8	1.9 mi
John W. North High School	High	9–12	2.2 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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