

Single Family Residence **RESIDENTIAL**

470 AVIGNON CT

RIVERSIDE, CA 92501

\$408,945 TopHap Estimate · \$465 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

880 ft²

LIVING AREA

0.19 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$409K

\$388K low

\$430K high

Last Sale

\$33,000 · Oct 20, 1994

Est. Owner Equity

\$346,245

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$2,921 (2025)
Assessed Value	\$207,446
Previous Assessed	\$203,380
Assessor Market Value	\$255,330

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 11, 2017	Quitclaim	Quit Claim Transfer			
Oct 20, 1994	Resale	Grant Deed	\$66,000	\$75	\$63K
Jun 8, 1994	Non-arms-length	Trustees Deed	\$77,128	\$88	
Mar 24, 1992	Quitclaim	Quit Claim Transfer			\$39K
Jun 1, 1989	Quitclaim	Quit Claim Transfer			\$20K

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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