

Single Family Residence **RESIDENTIAL**

450 AVIGNON CT

RIVERSIDE, CA 92501



3

BEDS

1.5

BATHS

1,302 ft²

LIVING AREA

0.2 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

Last Sale

\$115,000 · Mar 14, 2012

TAX & ASSESSMENT

Property Tax	\$3,874 (2025)
Assessed Value	\$353,970
Previous Assessed	\$347,030
Assessor Market Value	\$294,570

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.20
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
Mar 26, 2015	Quitclaim	Quit Claim Transfer			
Feb 23, 2012	Resale	Grant Deed	\$115,000	\$88	
Jan 18, 2000	Resale	Grant Deed	\$92,000	\$71	\$91K
Aug 1, 1989	Non-arms-length	Grant Deed	\$26,000	\$20	\$15K

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	Absentee owner
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