

Single Family Residence **RESIDENTIAL**

4545 9TH ST

RIVERSIDE, CA 92501

\$588,989 TopHap Estimate · \$452 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,303 ft²

LIVING AREA

0.28 ac

LOT SIZE

1941

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$589K

\$567K low

\$611K high

Last Sale

\$325,000 · Dec 21, 2015

Est. Owner Equity

\$117,344

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$4,258 (2025)
Assessed Value	\$392,421
Previous Assessed	\$384,728
Assessor Market Value	\$451,980

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.28
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 5, 2015	Resale	Grant Deed	\$325,000	\$249	\$332K
Aug 8, 1995	Quitclaim	Quit Claim Transfer			
Aug 1, 1989	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Middle School of Arts and Innovation	Middle	7–8	1.0 mi
Magnolia Elementary School	Elementary	KG–6	1.7 mi
Poly High School	High	9–12	2.6 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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