

Single Family Residence **RESIDENTIAL**

4649 9TH ST

RIVERSIDE, CA 92501

\$1,556,246 TopHap Estimate · \$363 / ft² · confidence 91 · as of Jun 23, 2026



5

BEDS

4

BATHS

4,289 ft²

LIVING AREA

0.8 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$1.6M

\$1.4M low

\$1.7M high

Last Sale

\$890,000 · Jul 7, 2015

Est. Owner Equity

\$1,112,391

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$11,680 (2025)
Assessed Value	\$356,682
Previous Assessed	\$1,053,574
Assessor Market Value	\$1,225,440

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.80
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 17, 2021	Financing	Intrafamily Transfer			
May 7, 2015	Quitclaim	Quit Claim Transfer			
May 7, 2015	Resale	Grant Deed	\$890,000	\$208	\$499K
Jul 19, 2011	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	1.6 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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