

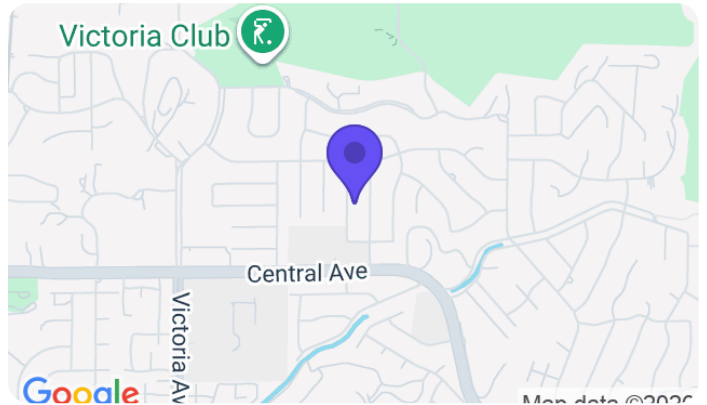
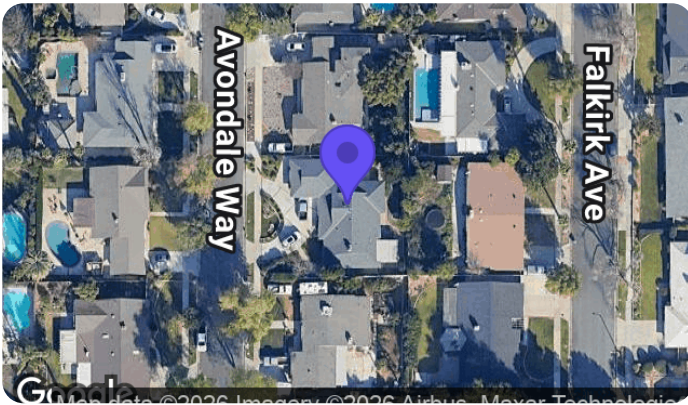
Single Family Residence

RESIDENTIAL

5280 AVONDALE WAY

RIVERSIDE, CA 92506

\$781,204 TopHap Estimate · \$353 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

2,212 ft²

LIVING AREA

0.23 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$781K

\$746K low

\$816K high

Last Sale

\$340,000 · Nov 21, 2022

Est. Owner Equity

\$119,204

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$7,917 (2025)
Assessed Value	\$721,620
Previous Assessed	\$707,472
Assessor Market Value	\$676,620

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.23
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

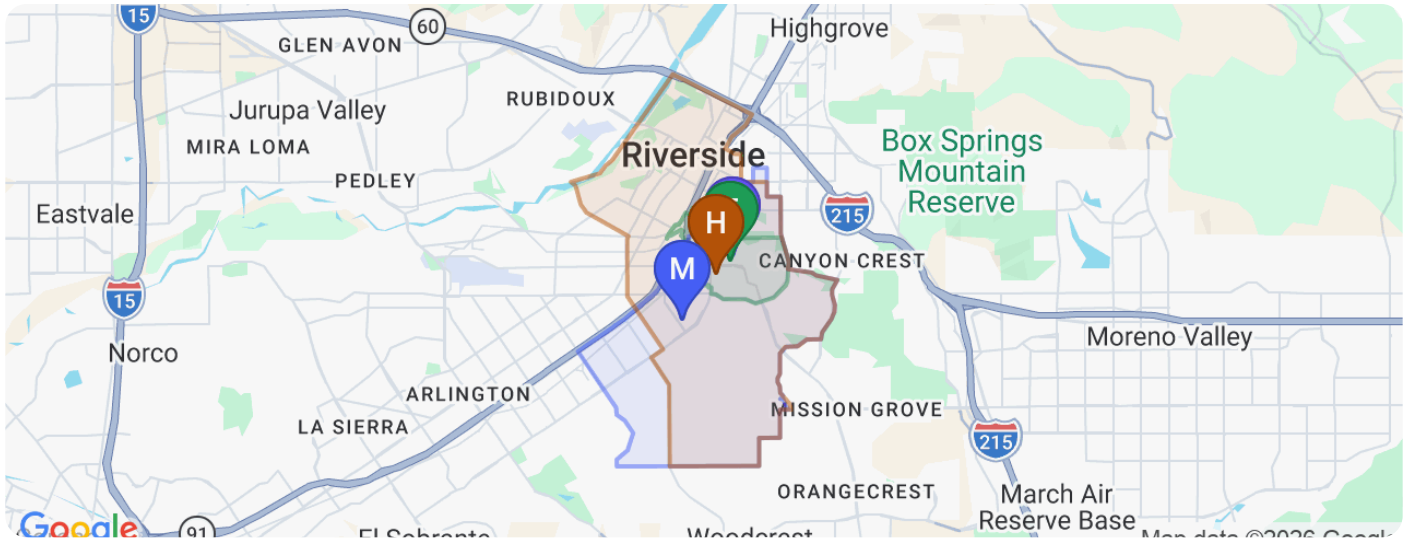
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 18, 2022	Resale	Grant Deed	\$680,000	\$307	\$612K
Apr 30, 2004	Quitclaim	Quit Claim Transfer			
Jun 27, 2002	Resale	Grant Deed	\$309,000	\$140	\$189K
Oct 8, 1998	Quitclaim	Quit Claim Transfer			
Jan 1, 1989	Resale	Grant Deed	\$220,000	\$99	\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Louisa May Alcott Elementary School	Elementary	KG–6	0.1 mi
Poly High School	High	9–12	0.4 mi
Matthew Gage Middle School	Middle	7–8	1.4 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K 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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