

Condominium

RESIDENTIAL

13023 AVENIDA EMPRESA

RIVERSIDE, CA 92503

\$538,932 TopHap Estimate · \$353 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,525 ft²

LIVING AREA

1,742 ft²

LOT SIZE

1995

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$539K

\$490K low

\$588K high

Last Sale

\$270,000 · Aug 12, 2025

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$6,091 (2025)
Assessed Value	\$540,000
Previous Assessed	\$431,347
Assessor Market Value	\$400,770

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.04
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 15, 2025	Resale	Grant Deed	\$540,000	\$354	\$549K
Aug 26, 2020	Resale	Grant Deed	\$398,500	\$261	\$378K
May 10, 2019	Quitclaim	Quit Claim Transfer			
Mar 22, 2018	Resale	Grant Deed	\$340,000	\$223	\$272K
Jan 14, 2016	Resale	Grant Deed	\$295,000	\$193	\$236K
Jun 25, 2007	Financing	Intrafamily Transfer			\$214K
Jul 28, 2003	Quitclaim	Quit Claim Transfer			\$116K
Feb 5, 2002	Quitclaim	Quit Claim Transfer			
Feb 5, 2002	Resale	Grant Deed	\$150,000	\$98	\$115K
Nov 26, 2001	Recorded document	Grant Deed			
Sep 5, 2001	Non-arms-length	Trustees Deed	\$137,851	\$90	
Jun 15, 1999	Resale	Grant Deed	\$130,000	\$85	\$129K
Jun 27, 1995	Resale	Grant Deed	\$123,500	\$81	\$122K

May 17, 1995 Resale Grant Deed \$6,977 \$5

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.3 mi
Hillcrest High School	High	9–12	1.6 mi
Lake Hills Elementary School	Elementary	KG–5	1.8 mi

District: Alvord 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 92503

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K 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