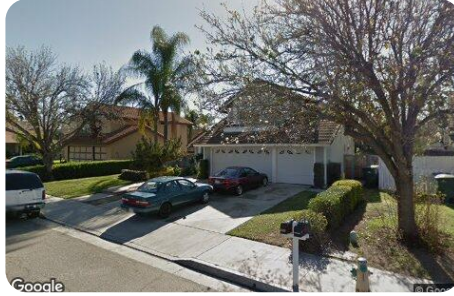


Single Family Residence **RESIDENTIAL**

11342 RANCHO LA BREA DR

RIVERSIDE, CA 92505

\$499,045 TopHap Estimate · \$350 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,427 ft²

LIVING AREA

0.17 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$499K

\$437K low

\$561K high

Last Sale

\$330,000 · Jun 17, 2016

Est. Owner Equity

\$251,045

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$4,774 (2025)
Assessed Value	\$398,457
Previous Assessed	\$390,646
Assessor Market Value	\$448,920

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
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
Dec 10, 2021	Financing	Intrafamily Transfer			\$248K
Nov 12, 2018	Quitclaim	Quit Claim Transfer			
Dec 5, 2016	Quitclaim	Quit Claim Transfer			
Jun 7, 2016	Resale	Grant Deed	\$330,000	\$231	\$264K
Dec 14, 2012	Quitclaim	Quit Claim Transfer			\$296K
Dec 18, 2012	Quitclaim	Quit Claim Transfer			
Oct 31, 2002	Resale	Grant Deed	\$220,000	\$154	\$168K
Oct 23, 1998	Resale	Grant Deed	\$136,000	\$95	\$134K
Aug 25, 1995	Resale	Grant Deed	\$127,000	\$89	\$126K
Jun 1, 1988	Resale	Grant Deed	\$52,000	\$36	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McAuliffe Elementary School	Elementary	KG–5	0.2 mi
La Sierra High School	High	9–12	0.5 mi
Villegas Middle School	Middle	6–8	1.9 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 92505

68 CRIME INDEX	108 AIR POLLUTION	53,012 POPULATION	\$74K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------