

Single Family Residence **RESIDENTIAL**

# 12171 RUBY LN

RIVERSIDE, CA 92503

**6**

BEDS

**3.8**

BATHS

**3,690 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

**3**

PARKING

## VALUATION

Last Sale

**\$339,000 · Feb 26, 2003**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$6,823 (2025)</b> |
| Assessed Value        | <b>\$500,771</b>      |
| Previous Assessed     | <b>\$490,953</b>      |
| Assessor Market Value | <b>\$683,550</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.17</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Tile</b>                    |
| Heating       | <b>Central</b>                 |

|           |                  |
|-----------|------------------|
| Cooling   | Central          |
| Fireplace | Yes              |
| Garage    | Garage, Attached |
| Pool      | No               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Dec 17, 2004 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Dec 15, 2004 | Quitclaim | Quit Claim Transfer |           |                    | \$350K |
| Aug 12, 2004 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Aug 12, 2004 | Quitclaim | Quit Claim Transfer |           |                    | \$334K |
| Mar 18, 2004 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Feb 26, 2003 | Resale    | Grant Deed          | \$339,000 | \$92               | \$271K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Lake Mathews Elementary School      | Elementary | KG–6   | 0.5 mi   |
| Arlington High School               | High       | 9–12   | 3.2 mi   |
| Frank Augustus Miller Middle School | Middle     | 7–8    | 5.8 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 92503**

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>57</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>96,024</b><br>POPULATION | <b>\$87K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|