

Single Family Residence **RESIDENTIAL**

12174 RUBY LN

RIVERSIDE, CA 92503

\$772,241 TopHap Estimate · \$230 / ft² · confidence 93 · as of Jul 14, 2026

4
BEDS

2.8
BATHS

3,363 ft²
LIVING AREA

0.19 ac
LOT SIZE

2003
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$772K

\$714K low

\$830K high

Last Sale

\$357,500 · Feb 21, 2003

Est. Owner Equity

\$0

Loan-to-Value

121%

TAX & ASSESSMENT

Property Tax

\$6,942 (2025)

Assessed Value

\$528,575

Previous Assessed

\$518,212

Assessor Market Value

\$707,400

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.19
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
Aug 10, 2017	Financing	Intrafamily Transfer			\$420K
Jul 9, 2004	Quitclaim	Quit Claim Transfer			
Feb 21, 2003	Resale	Grant Deed	\$357,500	\$106	\$286K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Mathews Elementary School	Elementary	KG–6	0.6 mi
Arlington High School	High	9–12	3.1 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

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
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