

Condominium

**RESIDENTIAL**

# 13038 VIA SALVIA

RIVERSIDE, CA 92503

**\$533,925** TopHap Estimate · \$411 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**2**

BEDS

**2.5**

BATHS

**1,300 ft<sup>2</sup>**

LIVING AREA

**1,742 ft<sup>2</sup>**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$534K**

\$485K low

\$583K high

Last Sale

**\$267,500 · Jun 10, 2025**

Est. Owner Equity

**\$33,925**

Loan-to-Value

**93%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,464 (2025) |
| Assessed Value        | \$545,699      |
| Previous Assessed     | \$217,706      |
| Assessor Market Value | \$376,830      |

## 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 <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| May 27, 2025 | Resale    | Grant Deed           | \$535,000 | \$412              | \$500K |
| Nov 12, 2021 | Financing | Intrafamily Transfer |           |                    |        |
| Apr 15, 2019 | Financing | Intrafamily Transfer |           |                    | \$160K |
| Apr 16, 2001 | Resale    | Grant Deed           | \$145,000 | \$112              | \$144K |

## 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

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

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|