

Single Family Residence **RESIDENTIAL**

11318 RANCHO LA BREA DR

RIVERSIDE, CA 92505

\$494,871 TopHap Estimate · \$347 / 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

\$495K

\$437K low

\$553K high

Last Sale

\$176,000 · Jun 7, 2001

Est. Owner Equity

\$342,871

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$3,231 (2025)
Assessed Value	\$270,473
Previous Assessed	\$265,170
Assessor Market Value	\$449,550

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
Jul 13, 2012	Quitclaim	Quit Claim Transfer			\$152K
Jun 7, 2001	Resale	Grant Deed	\$176,000	\$123	\$174K

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

OWNERSHIP

Occupancy	Owner occupied
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