

Duplex (2 Units, Any Combination)

RESIDENTIAL

9331 SAFFRON CT

RIVERSIDE, CA 92503

\$704,286 TopHap Estimate · \$398 / ft² · confidence 92 · as of Jul 14, 2026



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4

BEDS

2

BATHS

1,768 ft²

LIVING AREA

0.16 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$704K

\$650K low

\$759K high

Last Sale

\$689,000 · Apr 10, 2025

Est. Owner Equity

\$49,736

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$3,049 (2025)
Assessed Value	\$702,780
Previous Assessed	\$275,918

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	RIVERSIDE
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 1, 2025	Resale	Grant Deed	\$689,000	\$390	\$655K
May 14, 2018	Quitclaim	Quit Claim Transfer			
Jan 19, 2017	Quitclaim	Quit Claim Transfer			
Mar 17, 2005	Financing	Intrafamily Transfer			\$111K
Apr 14, 2003	Quitclaim	Quit Claim Transfer			
Feb 6, 2001	Quitclaim	Quit Claim Transfer			
Mar 1, 1990	Resale	Trustees Deed	\$150,000	\$85	\$120K
Mar 1, 1990	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Andrew Jackson Elementary School	Elementary	KG–6	0.6 mi
Chemawa Middle School	Middle	7–8	0.8 mi
Arlington High School	High	9–12	1.5 mi

District: Riverside Unified School District



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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

Absentee owner