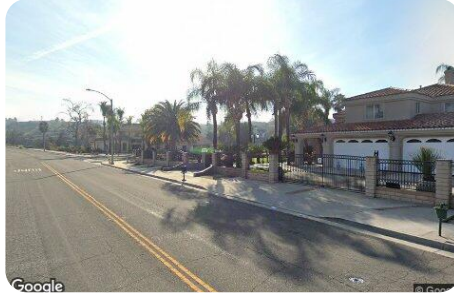


Single Family Residence **RESIDENTIAL**

1719 CRYSTAL RIDGE CT

RIVERSIDE, CA 92506

\$1,870,000 TopHap Estimate · \$358 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

4.8

BATHS

5,229 ft²

LIVING AREA

1.02 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.9M

\$1.7M low

\$2M high

Last Sale

\$1,150,000 · May 27, 2016

Est. Owner Equity

\$509,000

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$15,393 (2025)
Assessed Value	\$1,408,750
Previous Assessed	\$1,381,129
Assessor Market Value	\$1,545,120

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 9, 2024	Financing	Intrafamily Transfer			\$1.3M
Mar 7, 2018	Quitclaim	Quit Claim Transfer			
Feb 24, 2016	Resale	Grant Deed	\$1,150,000	\$220	\$1M
Jun 1, 1990	Resale	Grant Deed	\$750,000	\$143	\$550K
Apr 1, 1989	Financing	Grant Deed			\$341K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Castle View Elementary School	Elementary	KG–6	1.1 mi
Matthew Gage Middle School	Middle	7–8	2.1 mi
Poly High School	High	9–12	2.3 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------