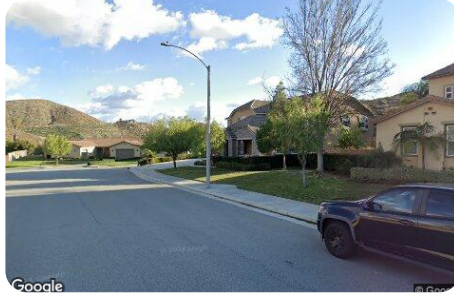


Single Family Residence **RESIDENTIAL**

13195 RIDGE ROUTE RD

RIVERSIDE, CA 92503

\$1,008,112 TopHap Estimate · \$212 / ft² · confidence 93 · as of Jul 14, 2026



6

BEDS

4.3

BATHS

4,752 ft²

LIVING AREA

0.47 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$1M

\$941K low

\$1.1M high

Last Sale

\$752,000 · May 7, 2019

Est. Owner Equity

\$422,612

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$10,776 (2025)
Assessed Value	\$838,865
Previous Assessed	\$822,418
Assessor Market Value	\$862,830

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.47
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 11, 2025	Financing	Intrafamily Transfer			
Nov 15, 2019	Financing	Grant Deed			\$575K
Mar 25, 2019	Resale	Grant Deed	\$752,000	\$158	\$564K
Feb 17, 2017	Financing	Grant Deed			\$477K
Jul 24, 2014	Quitclaim	Quit Claim Transfer			
Dec 14, 2012	Resale	Grant Deed	\$550,000	\$116	\$504K
Apr 24, 2009	Resale	Grant Deed	\$513,500	\$108	\$504K
Nov 27, 2007	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Mathews Elementary School	Elementary	KG–6	1.6 mi
Arlington High School	High	9–12	2.0 mi
Frank Augustus Miller Middle School	Middle	7–8	4.9 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



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

OWNERSHIP

Occupancy	Absentee owner
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