

Single Family Residence

RESIDENTIAL

4494 9TH ST

RIVERSIDE, CA 92501

\$641,743

TopHap Estimate · \$569 / ft² · confidence 84 · as of Jul 14, 2026



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2

BEDS

1

BATHS

1,128 ft²

LIVING AREA

0.16 ac

LOT SIZE

1939

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$642K

\$542K low

\$741K high

Last Sale

\$630,000 · Oct 30, 2025

Est. Owner Equity

\$145,743

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$5,531 (2025)
Assessed Value	\$630,000
Previous Assessed	\$492,505
Assessor Market Value	\$411,750

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 16, 2025	Resale	Grant Deed	\$630,000	\$559	\$496K
Mar 31, 2021	Resale	Grant Deed	\$455,000	\$403	\$423K
Sep 4, 2018	Quitclaim	Quit Claim Transfer			
Aug 20, 2018	Quitclaim	Quit Claim Transfer			
Apr 1, 1988	Resale	Grant Deed	\$83,000	\$74	\$84K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bryant School of Arts and Innovation	Elementary	KG–6	0.5 mi
Central Middle School of Arts and Innovation	Middle	7–8	0.9 mi
Poly High School	High	9–12	2.5 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 92501

98 CRIME INDEX	108 AIR POLLUTION	22,671 POPULATION	\$69K 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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