

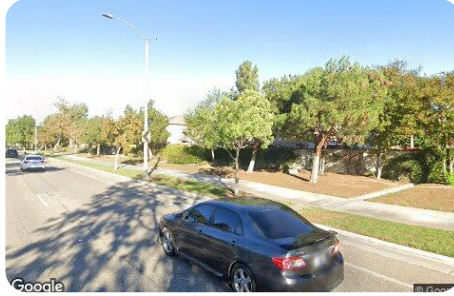
Condominium

RESIDENTIAL

4545 SPRINGLEAF LN

RIVERSIDE, CA 92505

\$579,754 TopHap Estimate · \$378 / ft² · confidence 96 · as of Jun 23, 2026



3

BEDS

2.5

BATHS

1,532 ft²

LIVING AREA

3,378 ft²

LOT SIZE

2002

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$580K

\$557K low

\$603K high

Last Sale

\$332,000 · Feb 6, 2017

Est. Owner Equity

\$103,742

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$5,136 (2025)
Assessed Value	\$393,013
Previous Assessed	\$385,308
Assessor Market Value	\$446,940

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.08
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	71 WILDFIRE	64 HEAT	8 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 9, 2021	Financing	Intrafamily Transfer			
May 21, 2021	Financing	Intrafamily Transfer			\$305K
Dec 19, 2016	Quitclaim	Quit Claim Transfer			
Dec 19, 2016	Resale	Grant Deed	\$332,000	\$217	
Jan 13, 2017	Quitclaim	Quit Claim Transfer			
Mar 15, 2011	Resale	Grant Deed	\$235,000	\$153	\$208K
Feb 8, 2011	Foreclosure sale	Trustees Deed	\$440,575	\$288	
Nov 2, 2006	Quitclaim	Quit Claim Transfer			

Oct 27, 2006	Resale	Grant Deed	\$546,000	\$356	\$416K
Oct 9, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McAuliffe Elementary School	Elementary	KG–5	0.6 mi
La Sierra High School	High	9–12	0.8 mi
Villegas Middle School	Middle	6–8	2.1 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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