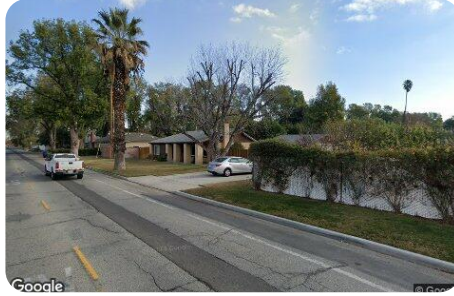


Single Family Residence **RESIDENTIAL**

4449 RUBIDOUX AVE

RIVERSIDE, CA 92506

\$552,487 TopHap Estimate · \$493 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,120 ft²

LIVING AREA

0.44 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$552K

\$527K low

\$578K high

Est. Owner Equity

\$0

Loan-to-Value

103%

TAX & ASSESSMENT

Property Tax	\$4,190 (2025)
Assessed Value	\$386,145
Previous Assessed	\$378,575
Assessor Market Value	\$444,330

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.44
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 14, 2017	Quitclaim	Quit Claim Transfer			\$351K
Jan 21, 2015	Resale	Grant Deed	\$315,000	\$281	\$322K
Jul 21, 2006	Resale	Grant Deed	\$395,000	\$353	\$295K
Jul 26, 2006	Recorded document	Affidavit Of Death			
Jan 27, 2006	Recorded document	Grant Deed			
Jul 21, 1992	Non-arms-length	Grant Deed	\$110,000	\$98	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Magnolia Elementary School	Elementary	KG–6	0.4 mi
Central Middle School of Arts and Innovation	Middle	7–8	1.0 mi
Poly High School	High	9–12	2.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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