

Single Family Residence **RESIDENTIAL**

1986 RINCON AVE

RIVERSIDE, CA 92506

\$821,621 TopHap Estimate · \$476 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,725 ft²

LIVING AREA

0.24 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$822K

\$761K low

\$882K high

Last Sale

\$790,000 · Apr 7, 2025

Est. Owner Equity

\$268,621

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$8,612 (2025)
Assessed Value	\$805,800
Previous Assessed	\$770,100
Assessor Market Value	\$581,400

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.24
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 13, 2025	Resale	Grant Deed	\$790,000	\$458	\$553K
Oct 17, 2024	Financing	Intrafamily Transfer			\$494K
Nov 8, 2023	Resale	Grant Deed	\$755,000	\$438	\$479K
May 8, 2019	Quitclaim	Quit Claim Transfer			
Oct 9, 2018	Recorded document	Grant Deed			
Oct 9, 2018	Resale	Grant Deed	\$530,000	\$307	\$371K
Sep 27, 2006	Resale	Grant Deed	\$620,000	\$359	\$417K
Apr 26, 2006	Quitclaim	Quit Claim Transfer			
Jun 28, 2005	Resale	Grant Deed	\$515,000	\$299	\$392K
Oct 4, 2002	Resale	Grant Deed	\$182,500	\$106	\$137K
Jun 16, 1995	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Louisa May Alcott Elementary School	Elementary	KG–6	0.6 mi
Poly High School	High	9–12	0.9 mi
Matthew Gage Middle School	Middle	7–8	1.9 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 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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