

Condominium

RESIDENTIAL

4520 RIVER PARK CT

RIVERSIDE, CA 92505

\$576,479 TopHap Estimate · \$376 / ft² · confidence 97 · as of Jun 25, 2026



3
BEDS

2.3
BATHS

1,532 ft²
LIVING AREA

3,397 ft²
LOT SIZE

2003
YEAR BUILT

2
STORIES

1
PARKING

VALUATION

\$576K

\$559K low

\$594K high

Last Sale

\$175,000 · Nov 17, 2011

Est. Owner Equity

\$576,479

TAX & ASSESSMENT

Property Tax	\$7,239 (2025)
Assessed Value	\$560,315
Previous Assessed	\$549,330
Assessor Market Value	\$388,710

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	46 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
Jul 13, 2022	Financing	Intrafamily Transfer			
Mar 25, 2015	Quitclaim	Quit Claim Transfer			
Jan 16, 2013	Quitclaim	Quit Claim Transfer			
Nov 3, 2011	Resale	Grant Deed	\$175,000	\$114	
Jul 19, 2006	Resale	Grant Deed	\$470,000	\$307	\$47K
Dec 16, 2005	Financing	Intrafamily Transfer			\$69K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McAuliffe Elementary School	Elementary	KG–5	0.5 mi
La Sierra High School	High	9–12	0.7 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	Absentee owner
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