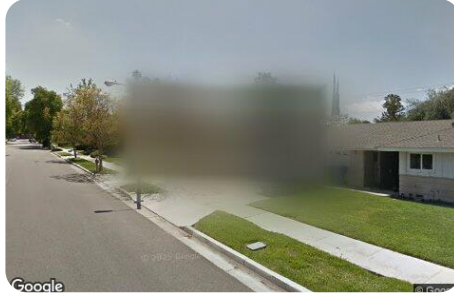


Single Family Residence **RESIDENTIAL**

5225 AVONDALE WAY

RIVERSIDE, CA 92506

\$803,360 TopHap Estimate · \$401 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,002 ft²

LIVING AREA

0.23 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$803K

\$773K low

\$834K high

Last Sale

\$552,500 · Apr 28, 2006

Est. Owner Equity

\$343,360

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$8,367 (2025)
Assessed Value	\$770,115
Previous Assessed	\$755,016
Assessor Market Value	\$587,430

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.23
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 2, 2006	Resale	Grant Deed	\$552,500	\$276	\$442K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Louisa May Alcott Elementary School	Elementary	KG–6	0.1 mi
Poly High School	High	9–12	0.5 mi
Matthew Gage Middle School	Middle	7–8	1.5 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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