



## Real Estate Reports

**Property:**  
**4554 Jurupa Ave**  
**Riverside, CA 92506**  
**APN: 226-341-050**

Data deemed reliable, but not guaranteed.  
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A photograph of a classical building with columns and a balcony, set against a blue sky. The image is partially obscured by a blue banner at the top of the page.

## Property Details

Stevens Richard C  
4554 Jurupa Ave, Riverside, CA 92506

APN: 226-341-050  
Riverside County

### Owner Information

Primary Owner: **STEVENS RICHARD C**

Secondary Owner:

Mail Address: **3599 CHERYL WAY  
RIVERSIDE CA 92506**

Site Address: **4554 JURUPA AVE  
RIVERSIDE CA 92506**

Assessor Parcel Number: **226-341-050**

Census Tract: **0308.00**

Housing Tract Number:

Lot Number:

Legal description: **Abbreviated Description: CITY:RIVERSIDE SEC/TWN/RNG/MER:SEC 28 TWN 02S RNG 05W POR SE  
1/4 OF SEC 28 T2S R5W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS City/Muni/Twp:  
RIVERSIDE**

### Sale Information

Sale Date:

Document #:

Sale Amount: **N/A**

Seller:

Sale Type:

Cost/SF: **N/A**

### Assessment & Tax Information

Assessed Value: **\$82,426**

Land Value: **\$29,669**

Imp. Value: **\$52,757**

Homeowner  
Exemption:

% Improvement: **64.01%**

Tax Amount: **\$1,007.18**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **9-000**

Tax Account ID: **226341050**

### Property Characteristics

Bedrooms: **2**

Year Built: **1954**

Pool:

Bathrooms: **1**

Square Feet: **826 SF**

Lot Size: **5,227 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms:

Garage: **Detached 1**

Fire Place:

Property Type: **Single Family Residential Properties**

Building Style:

Owner  
Exclusions:

Use Code: **Single Family Residential**

Zoning:



## Transaction History

Stevens Richard C  
4554 Jurupa Ave, Riverside, CA 92506

APN: 226-341-050  
Riverside County

### Prior Transfer

Recording Date: **06/00/1992**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name:

Buyer Vesting:

Seller Name:

Legal description:

Abbreviated Description: **POR SE 1/4 OF SEC 28 T2S R5W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS**

City/Muni/Twp: **RIVERSIDE**

Document #: **1992-0231029 BK-PG -**

Document Type:

Type of Sale:

Interest Rate:



## Comparables

Stevens Richard C  
4554 Jurupa Ave, Riverside, CA 92506

APN: 226-341-050  
Riverside County

### Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
<b>Subject Property</b>		<b>06/00/1992</b>	<b>N/A</b>	<b>N/A</b>	<b>826</b>	<b>/2/1</b>	<b>1954</b>	<b>5,227 SF</b>		
1	4610 EMERSON ST	07/03/2018	\$330,000	\$316	1,042	/2/1	1949	7,841 SF		.16 Mi.
2	4290 EMERSON ST	06/29/2018	\$387,000	\$266	1,453	/2/1	1949	7,841 SF		.27 Mi.
3	4776 BEVERLY CT	06/20/2018	\$390,000	\$292	1,332	/3/2	1952	8,276 SF		.28 Mi.
4	5872 NORMANDIE PL	06/20/2018	\$360,000	\$357	1,008	/3/1	1952	6,534 SF		.38 Mi.
5	4702 MCFARLAND ST	06/14/2018	\$331,000	\$257	1,284	/3/1.5	1954	9,147 SF	Yes	.16 Mi.
6	4702 MCFARLAND ST	06/13/2018	\$650,000	\$506	1,284	/3/1.5	1954	9,147 SF	Yes	.16 Mi.
7	4585 BEATTY DR	06/07/2018	\$395,000	\$365	1,080	/2/1	1927	6,970 SF		.37 Mi.
8	5745 TOWER RD	05/31/2018	\$425,000	\$182	2,330	/4/1.75	1957	8,712 SF		.36 Mi.
9	4540 COVER ST	05/29/2018	\$415,000	\$326	1,270	/3/1	1950	8,712 SF	Yes	.08 Mi.
10	4290 GARDENA DR	05/24/2018	\$385,000	\$233	1,652	/3/2	1938	6,534 SF		.31 Mi.
11	4470 RUBIDOUX AVE	05/21/2018	\$770,000	\$643	1,197	/5/1.75	1908	10,454 SF		.20 Mi.
12	5958 TOWER RD	05/08/2018	\$326,400	\$253	1,288	/3/1.75	1953	8,276 SF		.18 Mi.
13	4390 RUBIDOUX AVE	05/07/2018	\$430,000	\$225	1,904	/5/2.5	1910		Yes	.22 Mi.
14	5961 BOONE CT	05/04/2018	\$362,000	\$300	1,204	/3/1.75	1958	6,970 SF		.14 Mi.
15	4549 BEATTY DR	04/27/2018	\$517,000	\$226	2,282	/4/3.25	1928	9,583 SF	Yes	.37 Mi.

## Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
<b>Subject Property</b>										
		06/00/1992	N/A	N/A	826	/2/1	1954	5,227 SF		
1	4610 EMERSON ST RIVERSIDE, CA 92506-2008	07/03/2018	\$330,000	\$316	1,042	/2/1	1949	7,841 SF		.16 Mi.
APN: 226-331-009 Document #: 2018-0268245 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:21 Subdivision: W F STEVENSON Tract No:2 MapRef: MB 22 PG 1 City/Muni/Twp: RIVERSIDE										
Buyer Name: JOHNSON, TYLER LEWIS JOHNSON, JANELLE RENEE										
Seller Name: DELGADO, JOHNNY A										
2	4290 EMERSON ST RIVERSIDE, CA 92506-2006	06/29/2018	\$387,000	\$266	1,453	/2/1	1949	7,841 SF		.27 Mi.
APN: 225-031-028 Document #: 2018-0264009 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:20 Subdivision: SMITH MCMAHAN SUBDIVISION MapRef: MB 21 PG 87 City/Muni/Twp: RIVERSIDE										
Buyer Name: ROBILLARD, STEVEN ROBILLARD, ALEXANDRA										
Seller Name: GRAHAM, MATTHEW GRAHAM, TAWNY BROOKE										
3	4776 BEVERLY CT RIVERSIDE, CA 92506-1919	06/20/2018	\$390,000	\$292	1,332	/3/2	1952	8,276 SF		.28 Mi.
APN: 218-053-003 Document #: 2018-0248769 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:19 Subdivision: BEVERLY GARDENS MapRef: MB 25 PG 29 City/Muni/Twp: RIVERSIDE										
Buyer Name: REED, SAMUEL										
Seller Name: SANDERMAN, LINDA M										
4	5872 NORMANDIE PL RIVERSIDE, CA 92504-1340	06/20/2018	\$360,000	\$357	1,008	/3/1	1952	6,534 SF		.38 Mi.
APN: 218-052-001 Document #: 2018-0248890 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:23 Subdivision: GRAND MANOR MapRef: MB 24 PG 88&89 City/Muni/Twp: RIVERSIDE										
Buyer Name: COMEAU, TYLER PATRICK COMEAU, SHERI TIRZA										
Seller Name: BIFFLE III, RICHARD L HOSEA, MARILYN A										
5	4702 MCFARLAND ST RIVERSIDE, CA 92506-1966	06/14/2018	\$331,000	\$257	1,284	/3/1.5	1954	9,147 SF	Yes	.16 Mi.
APN: 218-160-040 Document #: 2018-0241798 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:254 Subdivision: THE LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATI MapRef: MB 7 PG 3 Abbreviated Description: PORTION LOT254 City/Muni/Twp: RIVERSIDE										
Buyer Name: AMFO INVESTMENT LLC										
Seller Name: SBR EMPIRE LLC										
6	4702 MCFARLAND ST RIVERSIDE, CA 92506-1966	06/13/2018	\$650,000	\$506	1,284	/3/1.5	1954	9,147 SF	Yes	.16 Mi.
APN: 218-160-040 Document #: 2018-0240214 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:254 MapRef: MB 7 PG 3 Abbreviated Description: PORTION LOT254										

Buyer Name: SBR EMPIRE LLC

Seller Name: BALLEY, ANNETTE L WESLEY, JEANETTE

**7 4585 BEATTY DR** **06/07/2018** **\$395,000** **\$365** **1,080** **/2/1** **1927** **6,970 SF** **.37 Mi.**  
**RIVERSIDE, CA 92506-2383**

APN: 226-302-034 Document #: 2018-0231822 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:84 Subdivision: VENETIAN SQUARE MapRef: MB 13 PG 38 City/Muni/Twp: RIVERSIDE

Buyer Name: THEWEATT, ANDREW CLINTON

Seller Name: WALDE, KURT

**8 5745 TOWER RD** **05/31/2018** **\$425,000** **\$182** **2,330** **/4/1.75** **1957** **8,712 SF** **.36 Mi.**  
**RIVERSIDE, CA 92506-1069**

APN: 218-043-014 Document #: 2018-0222692 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:41 Subdivision: BRENTWOOD PARK Legal Unit:2 MapRef: MB 29 PG 73 City/Muni/Twp: RIVERSIDE

Buyer Name: VALDEZ, CARLOS J

Seller Name: HAYDEN, AMBER L

**9 4540 COVER ST** **05/29/2018** **\$415,000** **\$326** **1,270** **/3/1** **1950** **8,712 SF** **Yes** **.08 Mi.**  
**RIVERSIDE, CA 92506-2097**

APN: 226-342-015 Document #: 2018-0215880 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:33 Subdivision: W F STEVENSON TRACT MapRef: MB 20 PG 85 City/Muni/Twp: RIVERSIDE

Buyer Name: KIRBY, KARYNN D

Seller Name: MAGGIE INC

**10 4290 GARDENA DR** **05/24/2018** **\$385,000** **\$233** **1,652** **/3/2** **1938** **6,534 SF** **.31 Mi.**  
**RIVERSIDE, CA 92506-2037**

APN: 225-032-030 Document #: 2018-0210626 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:24 Subdivision: EASTMAN TRACT MapRef: MB 15 PG 60 City/Muni/Twp: RIVERSIDE

Buyer Name: ASHLEY, CHASSIDY

Seller Name: HORGAN, BRETT HORGAN, SICLLY R

**11 4470 RUBIDOUX AVE** **05/21/2018** **\$770,000** **\$643** **1,197** **/5/1.75** **1908** **10,454 SF** **.20 Mi.**  
**RIVERSIDE, CA 92506-1732**

APN: 218-210-067 Document #: 2018-0202519 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:13&14 Subdivision: HOLMES PLACE MapRef: MB 7 PG 23 Abbreviated Description: NORTHEASTERLY126FT LOT13& POR LOT14 City/Muni/Twp: RIVERSIDE

Buyer Name: HOWARD, BRUCE L HOWARD, CARLINA S

Seller Name: ALVARADO, MILAN R ALVARADO, KOJISTA

**12 5958 TOWER RD** **05/08/2018** **\$326,400** **\$253** **1,288** **/3/1.75** **1953** **8,276 SF** **.18 Mi.**  
**RIVERSIDE, CA 92506-1976**

APN: 218-160-005 Document #: 2018-0177689 Document Type: Trustee's Deed Price Code: D

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:26 Subdivision: RUBIDOUX GARDENS MapRef: MB 25 PG 53&54 City/Muni/Twp: RIVERSIDE

Buyer Name: BRECKENRIDGE PROPERTY FUND 2016 LLC

Seller Name: HITCHENS, KENNETH C HITCHENS, JOYCE ELAINE

<b>13</b>	<b>4390 RUBIDOUX AVE RIVERSIDE, CA 92506-1714</b>	<b>05/07/2018</b>	<b>\$430,000</b>	<b>\$225</b>	<b>1,904</b>	<b>/5/2.5</b>	<b>1910</b>	<b>Yes</b>	<b>.22 Mi.</b>
APN: 218-210-013 Document #: 2018-0176905 Document Type: Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Lot:9 Subdivision:THE HOLMES PLACE MapRef:MB 7 PG 23 City/Muni/Twp:RIVERSIDE									
Buyer Name: RICO, JOAQUIN RICO, MONICA									
Seller Name: COSIMO INC									
<b>14</b>	<b>5961 BOONE CT RIVERSIDE, CA 92506-1721</b>	<b>05/04/2018</b>	<b>\$362,000</b>	<b>\$300</b>	<b>1,204</b>	<b>/3/1.75</b>	<b>1958 6,970 SF</b>		<b>.14 Mi.</b>
APN: 218-210-034 Document #: 2018-0174187 Document Type: Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Lot:12 Subdivision:BEVERLY HOMES MapRef:MB 31 PG 6&7 Abbreviated Description:TRA 009 City/Muni/Twp:RIVERSIDE									
Buyer Name: GODDARD, MATTHEW W GODDARD, JULIA L									
Seller Name: TWEDELL, JASON TWEDELL, MAQUEL ANDRA									
<b>15</b>	<b>4549 BEATTY DR RIVERSIDE, CA 92506-2383</b>	<b>04/27/2018</b>	<b>\$517,000</b>	<b>\$226</b>	<b>2,282</b>	<b>/4/3.25</b>	<b>1928 9,583 SF</b>	<b>Yes</b>	<b>.37 Mi.</b>
APN: 226-302-030 Document #: 2018-0164203 Document Type: Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Lot:79&80 Subdivision:VENETIAN SQUARE MapRef:MB 13 PG 38 Abbreviated Description:WESTERLY30FT LOT79&ELY40FT LOT80; TRA 009 City/Muni/Twp:RIVERSIDE									
Buyer Name: BERRIEL, KENT A BERRIEL, SUMMER S									
Seller Name: SCHLESENER, NEIL C									

## Area Sales Analysis

Total Area Sales: **15**

Median Lot Size: **8,276 SF**

Median Living Area: **1,284 SF**

Price Range - 2 Yrs: **\$326,400 To \$770,000**

Median Value: **\$390,000**

Median # of Bedrooms: **3**

Median # of Baths: **1.75**

Median Year Built: **1950**

Age Range: **60 Years To 110 Years**

Median Age: **68 Years**



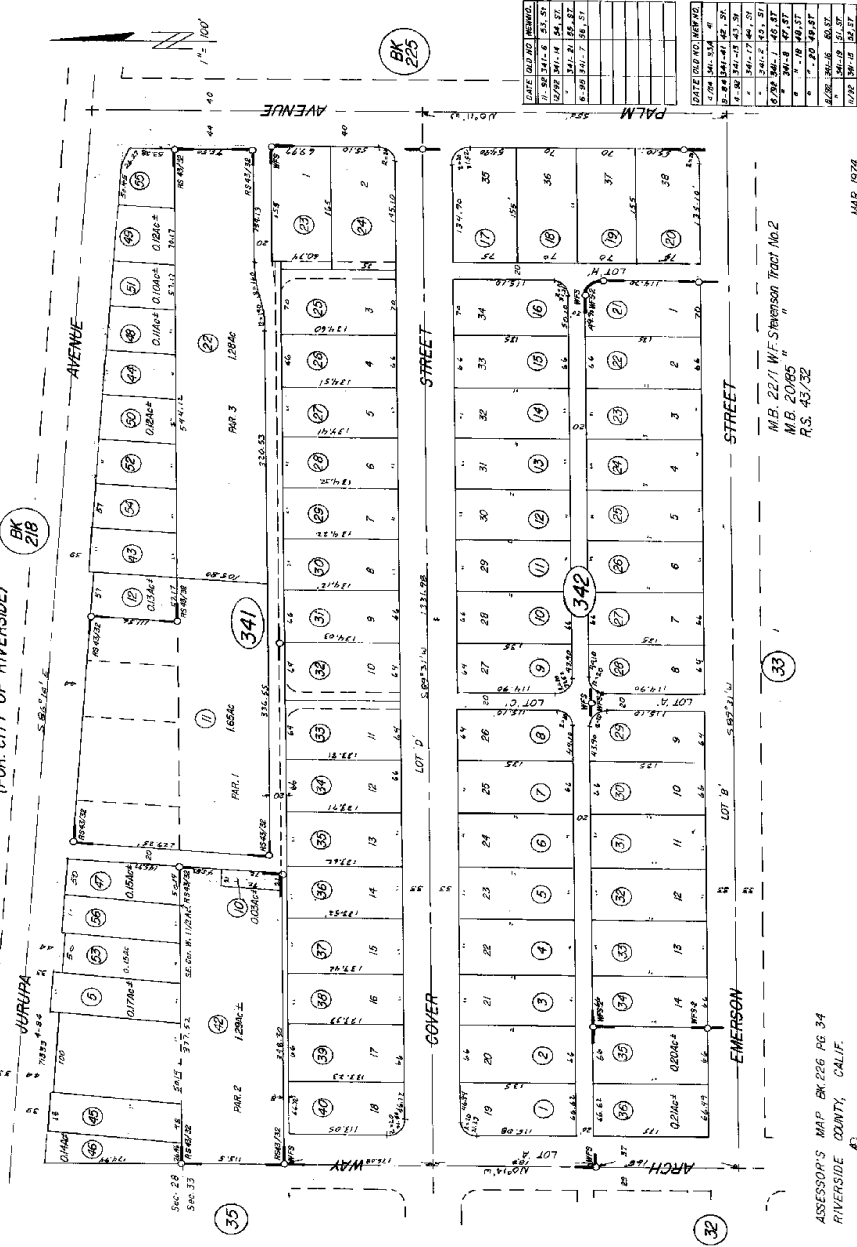
# Assessor Map

[Click here to get the map in PDF](#)

[Click here to get the map in TIF](#)

4-19  
T.R.A. 900, 226-34

POR. SE 1/4 SEC. 28 T.2S.R.5W. 8  
POR. NE 1/4 NE 1/4 SEC. 33, T.2S.R.5W.  
(POR. CITY OF RIVERSIDE)



DATE	DEED NO.	RECORD
11-20-34	11-20-34	11-20-34
12-29-34	12-29-34	12-29-34
1-10-35	1-10-35	1-10-35
1-20-35	1-20-35	1-20-35
1-30-35	1-30-35	1-30-35
2-10-35	2-10-35	2-10-35
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11-30-35	11-30-35	11-30-35
12-10-35	12-10-35	12-10-35
12-20-35	12-20-35	12-20-35
12-30-35	12-30-35	12-30-35

ASSESSOR'S MAP BK 226 PG. 34  
RIVERSIDE COUNTY, CALIF.

MAR. 1974





**Stevens Richard C**  
4554 Jurupa Ave, Riverside, CA 92506

**APN: 226-341-050**  
Riverside County

**STEVENS RICHARD C**  
**4554 JURUPA AVE**  
**RIVERSIDE CA 92506**  
APN: 226-341-050  
Bedrooms: 2  
Square Feet: 826 SF  
Year Built: 1954

Bathrooms: 1  
Lot Size: 5,227 SF  
Garage: D

**LOT 1 JURUPA AVENUE TRUST**  
**4546 JURUPA AVE**  
**RIVERSIDE CA 92506**  
APN: 226-341-044  
Bedrooms: 2  
Square Feet: 936 SF  
Year Built: 1940

Bathrooms: 1  
Lot Size: 4,791 SF  
Garage: D

**JOHNSON KIMBERLEY A; JOHNSON APRIL MICHELLE**  
**4562 JURUPA AVE**  
**RIVERSIDE CA 92506**  
APN: 226-341-052  
Bedrooms: 2  
Square Feet: 882 SF  
Year Built: 1941

Bathrooms: 1  
Lot Size: 5,227 SF  
Garage: D

**BOYLES TERRY; BOYLES SUSAN**  
**4538 JURUPA AVE**  
**RIVERSIDE CA 92506**  
APN: 226-341-048  
Bedrooms: 2  
Square Feet: 888 SF  
Year Built: 1946

Bathrooms: 1  
Lot Size: 4,791 SF  
Garage: C

**BYLER RANDY K**  
**4570 JURUPA AVE**  
**RIVERSIDE CA 92506**  
APN: 226-341-054  
Bedrooms: 2  
Square Feet: 871 SF  
Year Built: 1950

Bathrooms: 1  
Lot Size: 5,227 SF  
Garage: A

**RAMIREZ MARIA M**  
**4530 JURUPA AVE**  
**RIVERSIDE CA 92506**  
APN: 226-341-051  
Bedrooms: 2  
Square Feet: 1,008 SF  
Year Built: 1940

Bathrooms: 1  
Lot Size: 3,920 SF  
Garage: D

**THOMAS REBECCA**  
**4578 JURUPA AVE**  
**RIVERSIDE CA 92506**  
APN: 226-341-043  
Bedrooms: 3  
Square Feet: 910 SF  
Year Built: 1952

Bathrooms: 1  
Lot Size: 5,662 SF  
Garage: A

**GUTIERREZ FRANCIS O; GUTIERREZ RICARDO**  
**4524 JURUPA AVE**  
**RIVERSIDE CA 92506**  
APN: 226-341-049  
Bedrooms: 2  
Square Feet: 1,316 SF  
Year Built: 1952

Bathrooms: 1.75  
Lot Size: 5,227 SF  
Garage: A

**PEREZ MICHAEL; PEREZ ERICKA**  
**4551 COVER ST**  
**RIVERSIDE CA 92506**  
APN: 226-341-027  
Bedrooms: 3  
Square Feet: 1,558 SF  
Year Built: 1949

Bathrooms: 1.75  
Lot Size: 8,712 SF  
Garage: D

**CRABTREE BRENDA**  
**4541 COVER ST**  
**RIVERSIDE CA 92506**  
APN: 226-341-026  
Bedrooms: 3  
Square Feet: 1,560 SF  
Year Built: 1947

Bathrooms: 1  
Lot Size: 8,712 SF  
Garage: D

**GOMEZ, KRISTOPHER; GOMEZ, MARLENE**  
**4561 COVER ST**  
**RIVERSIDE CA 92506**  
APN: 226-341-028  
Bedrooms: 3  
Square Feet: 1,312 SF  
Year Built: 1949

Bathrooms: 1  
Lot Size: 8,712 SF  
Garage: D

**TARPEY, ANDREW J**  
**4571 COVER ST**  
**RIVERSIDE CA 92506**  
APN: 226-341-029  
Bedrooms: 3  
Square Feet: 1,936 SF  
Year Built: 1949

Bathrooms: 1.75  
Lot Size: 8,712 SF  
Garage: D

**GIVEN DEBORAH**  
**4512 JURUPA AVE**  
**RIVERSIDE CA 92506**  
APN: 226-341-055  
Bedrooms: 2

Bathrooms: 1

**SANCHEZ, MARSHA L; BERNARD, MARSHA L**  
**4581 COVER ST**  
**RIVERSIDE CA 92506**  
APN: 226-341-030  
Bedrooms: 2

Bathrooms: 1

Square Feet: 920 SF  
Year Built: 1952

Lot Size: 4,791 SF  
Garage: A

Square Feet: 1,042 SF  
Year Built: 1946

Lot Size: 8,712 SF  
Garage: D

FROMDAHL GARY A  
**4531 JURUPA AVE**  
**RIVERSIDE CA 92506**  
APN: 218-160-059  
Bedrooms: 3  
Square Feet: 2,302 SF  
Year Built: 1947

Bathrooms: 2.75  
Lot Size: 16,552 SF  
Garage: A

