

Single Family Residence **RESIDENTIAL**

18545 HIBISCUS AVE

RIVERSIDE, CA 92508

\$983,857 TopHap Estimate · \$345 / ft² · confidence 85 · as of Jun 23, 2026



3

BEDS

2.5

BATHS

2,850 ft²

LIVING AREA

1 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

PARKING

VALUATION

\$984K

\$836K low

\$1.1M high

Last Sale

\$690,000 · Sep 17, 2020

Est. Owner Equity

\$376,357

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$8,303 (2025)
Assessed Value	\$761,814
Previous Assessed	\$746,877
Assessor Market Value	\$690,660

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 30, 2023	Financing	Intrafamily Transfer			
Aug 25, 2020	Resale	Grant Deed	\$690,000	\$242	\$608K
Oct 21, 2019	Resale	Grant Deed	\$550,000	\$193	\$560K
Oct 30, 2019	Quitclaim	Quit Claim Transfer			
May 18, 2017	Quitclaim	Quit Claim Transfer			
Nov 7, 2013	Quitclaim	Quit Claim Transfer			
Nov 5, 2012	Quitclaim	Quit Claim Transfer	\$246,000	\$86	
Dec 19, 2011	Non-arms-length	Trustees Deed	\$256,455	\$90	
Aug 19, 2005	Resale	Grant Deed	\$650,000	\$228	\$488K
Jun 25, 2003	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King High School	High	9–12	0.6 mi
John F. Kennedy Elementary School	Elementary	KG–6	0.7 mi

Amelia Earhart Middle School

Middle

7–8

1.7 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 92508

26

CRIME INDEX

107

AIR POLLUTION

37,730

POPULATION

\$129K

MEDIAN IN-COME

63°F

AVG TEMP

68%

SUNSHINE

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner