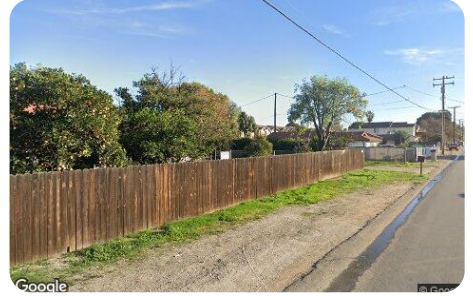


Single Family Residence **RESIDENTIAL**

18525 HIBISCUS AVE

RIVERSIDE, CA 92508

\$736,435 TopHap Estimate · \$437 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,686 ft²

LIVING AREA

0.72 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$736K

\$684K low

\$789K high

Last Sale

\$355,000 · May 12, 2025

Est. Owner Equity

\$51,912

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$7,418 (2025)
Assessed Value	\$724,199
Previous Assessed	\$667,079
Assessor Market Value	\$485,640

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.72
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 5, 2025	Resale	Grant Deed	\$710,000	\$421	\$685K
Jun 16, 2023	Financing	Grant Deed			
Apr 21, 2023	Resale	Grant Deed	\$625,000	\$371	\$614K
Apr 29, 2009	Quitclaim	Quit Claim Transfer			
Apr 29, 2009	Resale	Grant Deed	\$252,500	\$150	\$248K
Sep 4, 2008	Foreclosure sale	Trustees Deed	\$212,000	\$126	
Aug 21, 2006	Resale	Grant Deed	\$533,000	\$316	\$107K
Apr 5, 2005	Resale	Grant Deed	\$465,000	\$276	\$345K

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



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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------