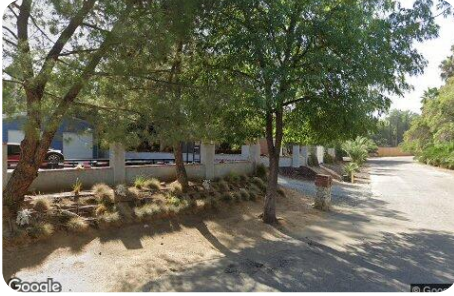


Single Family Residence **RESIDENTIAL**

18650 HIBISCUS AVE

RIVERSIDE, CA 92508

\$730,074 TopHap Estimate · \$389 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,876 ft²

LIVING AREA

0.64 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$730K

\$663K low

\$797K high

Est. Owner Equity

\$640,074

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$2,644 (2025)
Assessed Value	\$248,738
Previous Assessed	\$243,862

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.64
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 8, 2018	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	0.6 mi
Amelia Earhart Middle School	Middle	7–8	1.6 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	Owner occupied
-----------	-----------------------