

Single Family Residence

RESIDENTIAL

18180 HIBISCUS AVE

RIVERSIDE, CA 92508

\$826,485 TopHap Estimate · \$337 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

2,454 ft²

LIVING AREA

1.13 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$826K

\$790K low

\$863K high

Last Sale

\$302,000 · Nov 24, 1993

Est. Owner Equity

\$711,885

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$3,072 (2025)
Assessed Value	\$287,943
Previous Assessed	\$282,298
Assessor Market Value	\$559,530

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 5, 2004	Quitclaim	Quit Claim Transfer			\$115K
Nov 24, 1993	Resale	Grant Deed	\$151,000	\$62	\$136K
Sep 13, 1993	Non-arms-length	Trustees Deed	\$164,282	\$67	
Oct 1, 1990	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King High School	High	9–12	0.9 mi
Frank Augustus Miller Middle School	Middle	7–8	0.9 mi
Woodcrest Elementary School	Elementary	KG–6	1.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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