

Single Family Residence **RESIDENTIAL**

18117 HIBISCUS AVE

RIVERSIDE, CA 92508

\$678,804 TopHap Estimate · \$537 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

1,264 ft²

LIVING AREA

1.16 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

VALUATION

\$679K

\$655K low

\$703K high

Last Sale

\$440,000 · May 20, 2019

Est. Owner Equity

\$67,804

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$5,464 (2025)
Assessed Value	\$500,638
Previous Assessed	\$490,823
Assessor Market Value	\$492,750

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 30, 2019	Resale	Grant Deed	\$440,000	\$348	\$315K
Nov 27, 2006	Quitclaim	Quit Claim Transfer			
Sep 15, 1994	Resale	Grant Deed	\$110,000	\$87	\$88K
Apr 26, 1994	Non-arms-length	Trustees Deed	\$132,740	\$105	
Dec 10, 1991	Resale	Grant Deed	\$135,500	\$107	\$122K
Nov 6, 1991	Non-arms-length	Grant Deed	\$1,000	\$1	
Jul 1, 1991	Non-arms-length	Grant Deed	\$5,000	\$4	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frank Augustus Miller Middle School	Middle	7–8	0.8 mi
Martin Luther King High School	High	9–12	0.8 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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