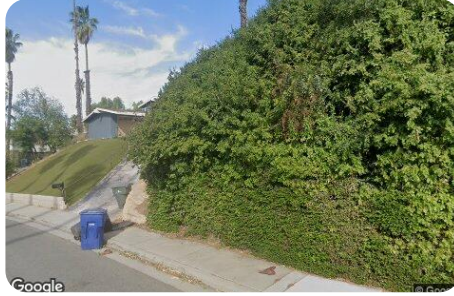


Single Family Residence **RESIDENTIAL**

## 2965 ROBIN RD

RIVERSIDE, CA 92506

**\$613,662** TopHap Estimate · \$332 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**5**

BEDS

**2.5**

BATHS

**1,848 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1960**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$614K**

\$560K low

\$667K high

Last Sale

**\$360,000 · May 19, 2015**

Est. Owner Equity

**\$459,662**

Loan-to-Value

**24%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,790 (2025) |
| Assessed Value        | \$441,306      |
| Previous Assessed     | \$432,653      |
| Assessor Market Value | \$536,220      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.24                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Mar 10, 2016 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Mar 23, 2015 | Resale    | Grant Deed          | \$360,000 | \$195              | \$156K |
| Dec 19, 2013 | Resale    | Grant Deed          | \$300,000 | \$162              | \$280K |
| Aug 9, 1996  | Quitclaim | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Poly High School                    | High       | 9–12   | 0.6 mi   |
| Louisa May Alcott Elementary School | Elementary | KG–6   | 0.7 mi   |
| Matthew Gage Middle School          | Middle     | 7–8    | 1.2 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 92506

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>65</div> <div>CRIME INDEX</div> | <div>104</div> <div>AIR POLLUTION</div> | <div>47,695</div> <div>POPULATION</div> | <div>\$109K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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