

Single Family Residence **RESIDENTIAL**

18170 HIBISCUS AVE

RIVERSIDE, CA 92508

\$880,383 TopHap Estimate · \$390 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,255 ft²

LIVING AREA

1.13 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$880K

\$801K low

\$959K high

Est. Owner Equity

\$515,383

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$5,695 (2025)
Assessed Value	\$529,044
Previous Assessed	\$518,671

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
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
Nov 7, 2005	Quitclaim	Quit Claim Transfer			\$365K
Nov 7, 2005	Quitclaim	Quit Claim Transfer			
May 21, 2004	Quitclaim	Quit Claim Transfer			\$336K
Jul 2, 2003	Quitclaim	Quit Claim Transfer			
Jul 1, 2003	Quitclaim	Quit Claim Transfer			\$209K
Feb 24, 2003	Quitclaim	Quit Claim Transfer			
Feb 4, 1999	Quitclaim	Quit Claim Transfer			
Mar 11, 1996	Quitclaim	Quit Claim Transfer			
Feb 1, 1990	Resale	Grant Deed	\$265,000	\$118	\$212K
Jan 1, 1990	Resale	Grant Deed	\$108,000	\$48	
Mar 1, 1989	Resale	Grant Deed	\$75,000	\$33	
Dec 1, 1988	Resale	Grant Deed	\$30,000	\$13	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frank Augustus Miller Middle School	Middle	7–8	0.9 mi
Martin Luther King High School	High	9–12	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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