

Single Family Residence **RESIDENTIAL**

1968 RINCON AVE

RIVERSIDE, CA 92506

\$811,707 TopHap Estimate · \$462 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,757 ft²

LIVING AREA

0.23 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$812K

\$760K low

\$863K high

Last Sale

\$765,000 · Apr 29, 2024

Est. Owner Equity

\$199,707

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$8,648 (2025)
Assessed Value	\$795,904
Previous Assessed	\$780,299
Assessor Market Value	\$513,360

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.23
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 8, 2024	Resale	Grant Deed	\$765,000	\$435	\$612K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Louisa May Alcott Elementary School	Elementary	KG–6	0.6 mi
Poly High School	High	9–12	1.0 mi
Matthew Gage Middle School	Middle	7–8	1.9 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

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K MEDIAN IN-COME	64°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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