

Single Family Residence **RESIDENTIAL**

1470 ROSEHILL DR

RIVERSIDE, CA 92507

\$731,446 TopHap Estimate · \$448 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

1,632 ft²

LIVING AREA

0.22 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$731K

\$697K low

\$766K high

Last Sale

\$399,000 · Jan 10, 2020

Est. Owner Equity

\$482,446

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$4,909 (2025)
Assessed Value	\$445,087
Previous Assessed	\$436,361
Assessor Market Value	\$466,650

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.22
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 19, 2025	Financing	Intrafamily Transfer			
Dec 10, 2019	Resale	Grant Deed	\$399,000	\$244	\$249K
Sep 19, 1997	Resale	Grant Deed	\$61,500	\$38	
Jul 1, 1990	Resale	Grant Deed	\$142,000	\$87	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Emerson Elementary School	Elementary	KG–6	0.6 mi
John W. North High School	High	9–12	1.5 mi
University Heights 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 92507

112 CRIME INDEX	105 AIR POLLUTION	64,491 POPULATION	\$66K MEDIAN IN-COME	63°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Absentee owner
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