

Single Family Residence **RESIDENTIAL**

# 8654 DESERT ROCK LN

RIVERSIDE, CA 92508

**\$614,494** TopHap Estimate · \$366 / ft² · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,678 ft²**

LIVING AREA

**0.18 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$614K**

\$598K low

\$631K high

Est. Owner Equity

**\$411,294**

Loan-to-Value

**31%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,403 (2025) |
| Assessed Value        | \$301,679      |
| Previous Assessed     | \$295,765      |
| Assessor Market Value | \$503,730      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.18                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jul 9, 1999  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Apr 24, 1997 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Dec 1, 1990  | Resale    | Grant Deed          | \$166,000 | \$99               | \$161K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Amelia Earhart Middle School   | Middle     | 7–8    | 0.3 mi   |
| Tomas Rivera Elementary School | Elementary | KG–6   | 0.4 mi   |
| Martin Luther King High School | High       | 9–12   | 1.5 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>26</b><br>CRIME INDEX | <b>107</b><br>AIR POLLUTION | <b>37,730</b><br>POPULATION | <b>\$129K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|