

Single Family Residence **RESIDENTIAL**

# 17996 ROBUSTA DR

RIVERSIDE, CA 92503

**\$646,216** TopHap Estimate · \$222 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**6**

BEDS

**3**

BATHS

**2,917 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$646K**

\$565K low

\$727K high

Last Sale

**\$265,000 · Dec 15, 2011**

Est. Owner Equity

**\$434,216**

Loan-to-Value

**27%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,702 (2025)</b> |
| Assessed Value        | <b>\$339,495</b>      |
| Previous Assessed     | <b>\$332,839</b>      |
| Assessor Market Value | <b>\$611,730</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.20</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Tile</b>                    |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Attached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|---------------------|-----------|--------------------|--------|
| <b>Jan 30, 2019</b> | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Dec 9, 2011</b>  | Resale            | Grant Deed          | \$265,000 | \$91               | \$212K |
| <b>Jun 25, 2004</b> | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Jun 25, 2004</b> | Resale            | Grant Deed          | \$500,000 | \$171              | \$390K |
| <b>Apr 13, 2004</b> | Resale            | Grant Deed          | \$468,000 | \$160              | \$374K |
| <b>Jan 5, 2004</b>  | Recorded document | Grant Deed          |           |                    |        |
| <b>Jan 5, 2004</b>  | Resale            | Grant Deed          | \$413,000 | \$142              | \$413K |
| <b>Oct 23, 2002</b> | Resale            | Grant Deed          | \$294,500 | \$101              | \$265K |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| <b>Lake Mathews Elementary School</b>      | Elementary | KG–6   | 0.6 mi   |
| <b>Arlington High School</b>               | High       | 9–12   | 3.8 mi   |
| <b>Frank Augustus Miller Middle School</b> | Middle     | 7–8    | 5.4 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 92503



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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|