

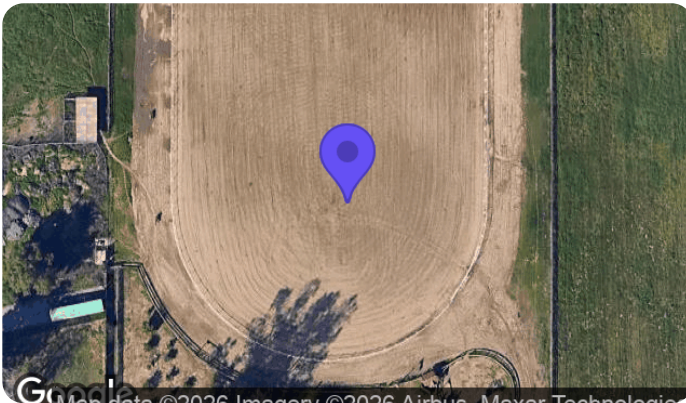
Single Family Residence

RESIDENTIAL

42350 ROCKVIEW DR

HEMET, CA 92544

\$1,246,500 TopHap Estimate · \$447 / ft² · confidence 94 · as of Jun 23, 2026



3

BEDS

2.5

BATHS

2,790 ft²

LIVING AREA

4.73 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Last Sale

\$1,250,000 · Mar 17, 2025

Est. Owner Equity

\$247,500

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$6,798 (2025)
Assessed Value	\$1,254,600
Previous Assessed	\$601,894
Assessor Market Value	\$483,390

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

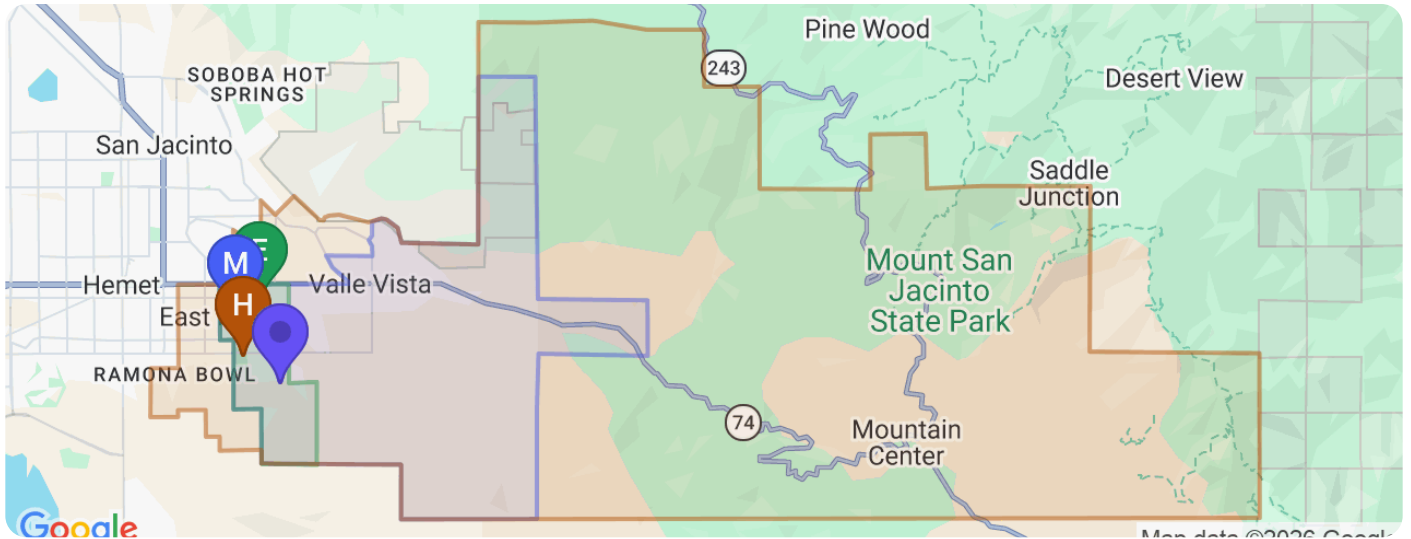
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 13, 2025	Resale	Grant Deed	\$1,250,000	\$448	\$1M
Jan 31, 2022	Financing	Intrafamily Transfer			
Dec 21, 2016	Quitclaim	Quit Claim Transfer			
Mar 24, 2009	Quitclaim	Quit Claim Transfer			
Jul 26, 2007	Quitclaim	Quit Claim Transfer			
Jul 14, 1994	Resale	Grant Deed	\$85,000	\$30	\$25K
Mar 1, 1989	Resale	Grant Deed	\$60,000	\$22	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hemet High School	High	9–12	0.8 mi
Dartmouth Middle School	Middle	6–8	1.5 mi
Little Lake Elementary School	Elementary	KG–5	1.5 mi

District: Hemet 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 92544

106 CRIME INDEX	98 AIR POLLUTION	56,286 POPULATION	\$63K MEDIAN IN-COME	61°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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