

Single Family Residence **RESIDENTIAL**

# 3169 RACINE DR

RIVERSIDE, CA 92503

**\$566,964** TopHap Estimate · \$414 / ft<sup>2</sup> · confidence 82 · as of Jul 14, 2026



**3**

BEDS

**1.8**

BATHS

**1,370 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1976**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$567K**

\$463K low

\$671K high

Est. Owner Equity

**\$566,964**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,394 (2025) |
| Assessed Value        | \$201,046      |
| Previous Assessed     | \$197,104      |
| Assessor Market Value | \$469,350      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.19                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Spa/Hot Tub (Only)      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|------------------------------------|-------|--------------------|------|
| Sep 12, 2025 | Financing | Affidavit Of Death Of Joint Tenant |       |                    |      |
| Sep 12, 2025 | Financing | Intrafamily Transfer               |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Arizona Middle School      | Middle     | 6–8    | 0.6 mi   |
| Orrenmaa Elementary School | Elementary | KG–5   | 1.2 mi   |
| Hillcrest High School      | High       | 9–12   | 1.7 mi   |

District: Alvord 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

|                   |                      |                      |                         |                  |                 |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|
| 57<br>CRIME INDEX | 105<br>AIR POLLUTION | 96,024<br>POPULATION | \$87K<br>MEDIAN IN-COME | 64°F<br>AVG TEMP | 68%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|