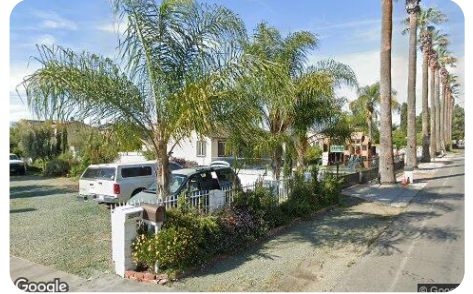


Single Family Residence **RESIDENTIAL**

9869 PRIMROSE DR

RIVERSIDE, CA 92503

\$494,682 TopHap Estimate · \$471 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,050 ft²
LIVING AREA

0.37 ac
LOT SIZE

1925
YEAR BUILT

1
STORIES

6
ROOMS

1
PARKING

VALUATION

\$495K

\$450K low

\$540K high

Last Sale

\$280,000 · Dec 1, 2015

Est. Owner Equity

\$448,682

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$3,880 (2025)
Assessed Value	\$350,549
Previous Assessed	\$343,676
Assessor Market Value	\$371,520

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.37
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 4, 2025	Financing	Grant Deed			\$46K
Oct 28, 2022	Quitclaim	Quit Claim Transfer			
Feb 7, 2019	Quitclaim	Quit Claim Transfer			
Nov 25, 2015	Resale	Grant Deed	\$280,000	\$267	\$224K
Apr 25, 2003	Recorded document	Grant Deed			
Oct 9, 2002	Resale	Grant Deed	\$125,000	\$119	\$100K
Jun 16, 1994	Resale	Grant Deed	\$110,000	\$105	\$80K
Nov 15, 1991	Resale	Grant Deed	\$142,000	\$135	\$112K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Liberty Elementary School	Elementary	KG–6	0.5 mi
Arlington High School	High	9–12	1.3 mi
Chemawa Middle School	Middle	7–8	1.3 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

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K MEDIAN IN-COME	64°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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