

Single Family Residence **RESIDENTIAL**

# 3252 RACINE DR

RIVERSIDE, CA 92503

**\$539,422** TopHap Estimate · \$384 / ft<sup>2</sup> · confidence 81 · as of Jul 14, 2026



**4**

BEDS

**1.8**

BATHS

**1,404 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1976**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$539K**

\$439K low

\$640K high

Est. Owner Equity

**\$475,922**

Loan-to-Value

**11%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,128 (2025) |
| Assessed Value        | \$96,043       |
| Previous Assessed     | \$94,161       |
| Assessor Market Value | \$480,870      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN  |
|-------------|-----------|---------------------|-------|--------------------|-------|
| Dec 4, 2014 | Quitclaim | Quit Claim Transfer |       |                    |       |
| Dec 4, 2014 | Quitclaim | Quit Claim Transfer |       |                    | \$64K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Arizona Middle School      | Middle     | 6–8    | 0.7 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

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

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

OWNERSHIP

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