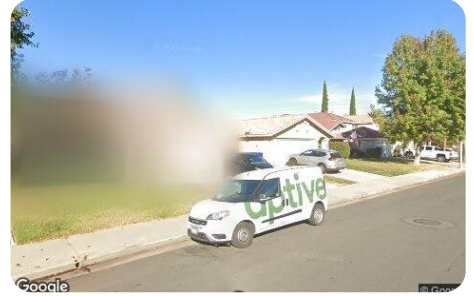


Single Family Residence **RESIDENTIAL**

# 19932 PROMENADE CIR

RIVERSIDE, CA 92508

**\$574,587** TopHap Estimate · \$458 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,255 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$575K**

\$558K low

\$591K high

Est. Owner Equity

**\$74,587**

Loan-to-Value

**91%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,646 (2025) |
| Assessed Value        | \$245,254      |
| Previous Assessed     | \$240,446      |
| Assessor Market Value | \$412,290      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.11                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Mar 10, 2016 | Recorded document | Affidavit Of Death  |           |                    |        |
| Mar 10, 2016 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Nov 15, 1991 | Resale            | Grant Deed          | \$136,000 | \$108              | \$138K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Benjamin Franklin Elementary School | Elementary | KG–6   | 0.2 mi   |
| Amelia Earhart Middle School        | Middle     | 7–8    | 0.5 mi   |
| Martin Luther King High School      | High       | 9–12   | 1.2 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 92508

|                   |                      |                      |                          |                  |                 |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|
| 26<br>CRIME INDEX | 107<br>AIR POLLUTION | 37,730<br>POPULATION | \$129K<br>MEDIAN IN-COME | 63°F<br>AVG TEMP | 68%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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