

Single Family Residence **RESIDENTIAL**

3956 ROYCE ST

RIVERSIDE, CA 92503

\$576,114 TopHap Estimate · \$312 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.3

BATHS

1,848 ft²

LIVING AREA

0.16 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$576K

\$555K low

\$597K high

Last Sale

\$56,500,000 · Aug 12, 2025

Est. Owner Equity

\$21,348

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$841 (2025)
Assessed Value	\$565,000
Previous Assessed	\$76,836
Assessor Market Value	\$488,610

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 21, 2025	Resale	Grant Deed	\$565,000	\$306	\$555K
May 18, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chemawa Middle School	Middle	7–8	0.3 mi
Monroe Elementary School	Elementary	KG–6	0.3 mi
Arlington 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 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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