

Single Family Residence **RESIDENTIAL**

3978 ROYCE ST

RIVERSIDE, CA 92503

\$616,643 TopHap Estimate · \$509 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,211 ft²

LIVING AREA

0.2 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$617K

\$595K low

\$638K high

Est. Owner Equity

\$616,643

TAX & ASSESSMENT

Property Tax	\$876 (2025)
Assessed Value	\$74,373
Previous Assessed	\$72,916
Assessor Market Value	\$387,000

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 26, 2018	Quitclaim	Quit Claim Transfer			
Feb 26, 2015	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	1.3 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	Absentee owner
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