

Single Family Residence **RESIDENTIAL**

# 3967 ROYCE ST

RIVERSIDE, CA 92503

**\$616,504** TopHap Estimate · \$456 / ft² · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**1.8**

BATHS

**1,352 ft²**

LIVING AREA

**0.17 ac**

LOT SIZE

**1955**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$617K**

\$603K low

\$630K high

Est. Owner Equity

**\$516,504**

Loan-to-Value

**16%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,090 (2025) |
| Assessed Value        | \$186,061      |
| Previous Assessed     | \$182,414      |
| Assessor Market Value | \$409,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.17                    |
| 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  |
|-------------|--------|------------|----------|--------------------|-------|
| Sep 1, 1988 | Resale | Grant Deed | \$90,000 | \$67               | \$87K |

## 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <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 |
|-----------|----------------|