

Single Family Residence **RESIDENTIAL**

# 8974 ROSSINI CT

RIVERSIDE, CA 92503

**\$489,686** TopHap Estimate · \$403 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**1.8**

BATHS

**1,216 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1988**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$490K**

\$460K low

\$520K high

Last Sale

**\$119,000 · Jun 28, 1999**

Est. Owner Equity

**\$362,686**

Loan-to-Value

**23%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,263 (2025) |
| Assessed Value        | \$190,254      |
| Previous Assessed     | \$186,524      |
| Assessor Market Value | \$378,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.12                    |
| 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   |
|--------------|--------|------------|-----------|--------------------|--------|
| Jun 28, 1999 | Resale | Grant Deed | \$119,000 | \$98               | \$123K |
| Apr 1, 1990  | Resale | Grant Deed | \$135,000 | \$111              | \$119K |
| Aug 1, 1988  | Resale | Grant Deed | \$104,000 | \$86               | \$105K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Terrace Elementary School | Elementary | KG–5   | 0.6 mi   |
| Norte Vista High School   | High       | 9–12   | 0.7 mi   |
| Loma Vista Middle School  | Middle     | 6–8    | 2.1 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 |
|-----------|----------------|