

Single Family Residence **RESIDENTIAL**

4048 ROYCE ST

RIVERSIDE, CA 92503

\$621,969 TopHap Estimate · \$404 / ft² · confidence 96 · as of Jul 14, 2026

4
BEDS

1.8
BATHS

1,540 ft²
LIVING AREA

0.19 ac
LOT SIZE

1962
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$622K

\$600K low

\$644K high

Last Sale	\$397,000 · Apr 3, 2018
Est. Owner Equity	\$537,967
Loan-to-Value	13%

TAX & ASSESSMENT

Property Tax	\$5,079 (2025)
Assessed Value	\$460,747
Previous Assessed	\$451,713
Assessor Market Value	\$460,260

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.19
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
Mar 27, 2026	Financing	Mortgage			\$84K
Mar 6, 2018	Resale	Grant Deed	\$397,000	\$258	\$298K
Dec 6, 2017	Resale	Grant Deed	\$306,000	\$199	
Aug 11, 2014	Quitclaim	Quit Claim Transfer			
Apr 9, 2013	Quitclaim	Quit Claim Transfer			
Apr 9, 2013	Quitclaim	Quit Claim Transfer			
Apr 9, 2013	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Monroe Elementary School	Elementary	KG–6	0.3 mi
Chemawa Middle School	Middle	7–8	0.4 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	Owner occupied
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