

Single Family Residence **RESIDENTIAL**

# 4056 ROYCE ST

RIVERSIDE, CA 92503

**\$587,580** TopHap Estimate · \$294 / ft² · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**1.8**

BATHS

**2,000 ft²**

LIVING AREA

**0.19 ac**

LOT SIZE

**1962**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$588K**

\$564K low

\$611K high

Est. Owner Equity

**\$517,580**

Loan-to-Value

**11%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$964 (2025) |
| Assessed Value        | \$89,640     |
| Previous Assessed     | \$87,884     |
| Assessor Market Value | \$525,420    |

## 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        | Carport (Unspecified)   |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|-------|--------------------|------|
| Jan 28, 2000 | 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   | 1.4 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>57</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>96,024</b><br>POPULATION | <b>\$87K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|