

Single Family Residence **RESIDENTIAL**

1453 ROSEHILL DR

RIVERSIDE, CA 92507

\$649,558 TopHap Estimate · \$457 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,421 ft²

LIVING AREA

0.18 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$650K

\$611K low

\$688K high

Last Sale

\$260,000 · Jun 11, 2008

Est. Owner Equity

\$434,558

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$3,283 (2025)
Assessed Value	\$302,830
Previous Assessed	\$296,893
Assessor Market Value	\$410,040

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 15, 2010	Quitclaim	Quit Claim Transfer			\$160K
May 28, 2008	Resale	Grant Deed	\$260,000	\$183	
Apr 8, 2008	Non-arms-length	Trustees Deed	\$289,537	\$204	
Jun 21, 2006	Financing	Intrafamily Transfer			\$100K
Mar 18, 2005	Recorded document	Affidavit Of Death			
Mar 8, 2005	Resale	Grant Deed	\$315,000	\$222	\$264K
Apr 25, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Emerson Elementary School	Elementary	KG–6	0.6 mi
John W. North High School	High	9–12	1.5 mi
University Heights Middle School	Middle	7–8	1.9 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 92507

112 CRIME INDEX	105 AIR POLLUTION	64,491 POPULATION	\$66K MEDIAN IN-COME	63°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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