

Duplex (2 Units, Any Combination)

**RESIDENTIAL**

# 8172 CARNATION CT

RIVERSIDE, CA 92503



**4**

BEDS

**2**

BATHS

**1,850 ft²**

LIVING AREA

**0.21 ac**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

Last Sale

**\$464,000 · Feb 28, 2019**

## TAX & ASSESSMENT

Property Tax

**\$6,446 (2025)**

Assessed Value

**\$527,946**

Previous Assessed

**\$517,595**

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Duplex Single                     |
| County        | RIVERSIDE                         |
| Lot (acres)   | 0.21                              |
| 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   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Feb 21, 2019 | Resale            | Grant Deed          | \$464,000 | \$251              | \$348K |
| Mar 30, 2010 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Aug 20, 2009 | Resale            | Grant Deed          | \$180,000 | \$97               | \$126K |
| Jul 3, 2006  | Quitclaim         | Quit Claim Transfer |           |                    | \$395K |
| May 10, 2004 | Resale            | Grant Deed          | \$320,000 | \$173              | \$256K |
| Apr 28, 2003 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Dec 18, 1996 | Recorded document | Grant Deed          |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Terrace Elementary School | Elementary | KG–5   | 0.5 mi   |
| Norte Vista High School   | High       | 9–12   | 0.8 mi   |
| Loma Vista Middle School  | Middle     | 6–8    | 2.3 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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>Absentee owner</b> |
|-----------|-----------------------|