

Single Family Residence **RESIDENTIAL**

# 18550 ROBERTS RD

RIVERSIDE, CA 92508

**\$717,420** TopHap Estimate · \$458 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**1.8**

BATHS

**1,568 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**1968**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$717K**

\$685K low

\$750K high

Last Sale

**\$342,500 · Oct 19, 2022**

Est. Owner Equity

**\$169,420**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,846 (2025) |
| Assessed Value        | \$726,927      |
| Previous Assessed     | \$712,674      |
| Assessor Market Value | \$441,540      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|------------|-----------|--------------------|--------|
| Oct 18, 2022 | Resale          | Grant Deed | \$685,000 | \$437              | \$548K |
| Dec 31, 2003 | Non-arms-length | Grant Deed | \$180,000 | \$115              | \$135K |
| Apr 27, 1994 | Resale          | Grant Deed | \$150,000 | \$96               | \$147K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| John F. Kennedy Elementary School | Elementary | KG–6   | 0.6 mi   |
| Martin Luther King High School    | High       | 9–12   | 1.2 mi   |
| Amelia Earhart 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 92508

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>26</b><br>CRIME INDEX | <b>107</b><br>AIR POLLUTION | <b>37,730</b><br>POPULATION | <b>\$129K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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