

Single Family Residence **RESIDENTIAL**

1469 ROSEHILL DR

RIVERSIDE, CA 92507

\$661,497 TopHap Estimate · \$420 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

1,574 ft²

LIVING AREA

0.17 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$661K

\$634K low

\$689K high

Last Sale

\$260,000 · Oct 22, 2003

Est. Owner Equity

\$121,497

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$4,089 (2025)
Assessed Value	\$376,886
Previous Assessed	\$369,497
Assessor Market Value	\$478,980

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
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
Oct 22, 2003	Resale	Grant Deed	\$260,000	\$165	\$208K
Dec 1, 1989	Recorded document	Trustees Deed			
Dec 1, 1989	Resale	Trustees Deed	\$132,500	\$84	\$65K

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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