

Single Family Residence **RESIDENTIAL**

18280 HIBISCUS AVE

RIVERSIDE, CA 92508

\$741,561 TopHap Estimate · \$385 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,925 ft²

LIVING AREA

1.13 ac

LOT SIZE

1967

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$742K

\$665K low

\$818K high

Last Sale

\$35,000 · Jun 2, 2015

Est. Owner Equity

\$401,561

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$5,685 (2025)
Assessed Value	\$520,988
Previous Assessed	\$510,773
Assessor Market Value	\$591,480

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
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
Jul 25, 2023	Financing	Intrafamily Transfer			
Apr 24, 2015	Resale	Grant Deed	\$425,000	\$221	\$340K
Jun 22, 2006	Quitclaim	Quit Claim Transfer			
Jun 8, 2006	Quitclaim	Quit Claim Transfer			
Aug 27, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King High School	High	9–12	0.8 mi
Frank Augustus Miller Middle School	Middle	7–8	0.9 mi
Woodcrest Elementary School	Elementary	KG–6	1.5 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

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

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------