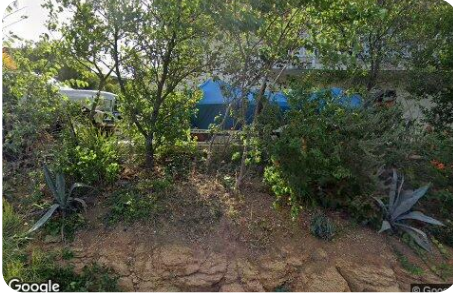


Single Family Residence **RESIDENTIAL**

# 2980 ROCKHILL WAY

RIVERSIDE, CA 92506

**\$585,043** TopHap Estimate · \$318 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,839 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$585K**

\$567K low

\$603K high

Last Sale

**\$265,000 · Sep 9, 2002**

Est. Owner Equity

**\$178,074**

Loan-to-Value

**67%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,246 (2025) |
| Assessed Value        | \$391,304      |
| Previous Assessed     | \$383,632      |
| Assessor Market Value | \$577,530      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.18                    |
| 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   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Jan 30, 2023 | Financing | Intrafamily Transfer |           |                    |        |
| Nov 29, 2005 | Financing | Intrafamily Transfer |           |                    | \$380K |
| Sep 9, 2002  | Resale    | Grant Deed           | \$265,000 | \$144              | \$212K |
| Dec 11, 1998 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Nov 17, 1997 | Resale    | Grant Deed           | \$150,000 | \$82               | \$130K |
| Aug 25, 1994 | Resale    | Grant Deed           | \$121,000 | \$66               | \$108K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Poly High School                    | High       | 9–12   | 0.8 mi   |
| Louisa May Alcott Elementary School | Elementary | KG–6   | 0.8 mi   |
| Matthew Gage Middle School          | Middle     | 7–8    | 1.4 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 92506

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>47,695</b><br>POPULATION | <b>\$109K</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>Owner occupied</b> |
|-----------|-----------------------|