

Single Family Residence **RESIDENTIAL**

# 17846 ROBUSTA DR

RIVERSIDE, CA 92503

**\$550,377** TopHap Estimate · \$275 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,000 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2002**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$550K**

\$490K low

\$610K high

Last Sale

**\$253,000 · Jul 23, 2002**

Est. Owner Equity

**\$2,962**

Loan-to-Value

**87%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,832 (2025) |
| Assessed Value        | \$377,863      |
| Previous Assessed     | \$370,455      |
| Assessor Market Value | \$546,120      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Oct 29, 2021 | Financing | Intrafamily Transfer |           |                    | \$292K |
| Oct 29, 2021 | Financing | Intrafamily Transfer |           |                    |        |
| May 25, 2010 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Jul 23, 2002 | Resale    | Grant Deed           | \$253,000 | \$127              | \$202K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Lake Mathews Elementary School      | Elementary | KG–6   | 0.5 mi   |
| Arlington High School               | High       | 9–12   | 3.7 mi   |
| Frank Augustus Miller Middle School | Middle     | 7–8    | 5.3 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 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>Owner occupied</b> |
|-----------|-----------------------|