

Single Family Residence **RESIDENTIAL**

# 4065 ACACIA ST

RIVERSIDE, CA 92503

**\$643,683** TopHap Estimate · \$389 / ft² · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,655 ft²**

LIVING AREA

**0.17 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$644K**

\$585K low

\$703K high

Last Sale

**\$317,000 · Jul 31, 2017**

Est. Owner Equity

**\$338,683**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,069 (2025) |
| Assessed Value        | \$367,900      |
| Previous Assessed     | \$360,687      |
| Assessor Market Value | \$424,890      |

## 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 <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Jul 11, 2017 | Resale | Grant Deed | \$317,000 | \$192              | \$311K |
| Sep 16, 2002 | Resale | Grant Deed | \$168,000 | \$102              | \$134K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Liberty Elementary School | Elementary | KG–6   | 0.2 mi   |
| Chemawa Middle School     | Middle     | 7–8    | 1.0 mi   |
| Arlington High School     | High       | 9–12   | 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 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> |
|-----------|-----------------------|