

Single Family Residence **RESIDENTIAL**

# 11778 INDEPENDENCE ST

RIVERSIDE, CA 92503

**\$611,563** TopHap Estimate · \$391 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**1.8**

BATHS

**1,564 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1977**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$612K**

\$579K low

\$644K high

Last Sale

**\$588,000 · Feb 9, 2023**

Est. Owner Equity

**\$511,563**

Loan-to-Value

**16%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,493 (2025) |
| Assessed Value        | \$623,989      |
| Previous Assessed     | \$611,755      |
| Assessor Market Value | \$531,270      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.16                    |
| 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 11, 2023 | Resale    | Grant Deed          | \$588,000 | \$376              | \$100K |
| Aug 28, 2002 | Resale    | Grant Deed          | \$185,000 | \$118              | \$105K |
| Aug 28, 2002 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Mar 1, 1990  | Resale    | Trustees Deed       | \$144,181 | \$92               | \$115K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Hillcrest High School      | High       | 9–12   | 0.3 mi   |
| Orrenmaa Elementary School | Elementary | KG–5   | 0.5 mi   |
| Arizona Middle School      | Middle     | 6–8    | 1.2 mi   |

District: Alvord 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> |
|-----------|-----------------------|