

Single Family Residence **RESIDENTIAL**

1417 ROSEHILL DR

RIVERSIDE, CA 92507

\$654,368 TopHap Estimate · \$460 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,421 ft²

LIVING AREA

0.18 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$654K

\$627K low

\$681K high

Last Sale

\$375,000 · Jun 7, 2017

Est. Owner Equity

\$329,368

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$4,818 (2025)
Assessed Value	\$443,916
Previous Assessed	\$435,213
Assessor Market Value	\$461,880

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 ²	LOAN
Nov 22, 2024	Financing	Intrafamily Transfer			\$100K
Apr 24, 2017	Resale	Grant Deed	\$375,000	\$264	\$225K
May 6, 2014	Resale	Grant Deed	\$310,000	\$218	\$248K
Mar 23, 1999	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Emerson Elementary School	Elementary	KG–6	0.6 mi
John W. North High School	High	9–12	1.5 mi
University Heights Middle School	Middle	7–8	1.9 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 92507

112 CRIME INDEX	105 AIR POLLUTION	64,491 POPULATION	\$66K MEDIAN IN-COME	63°F AVG TEMP	68% SUNSHINE
---------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------