

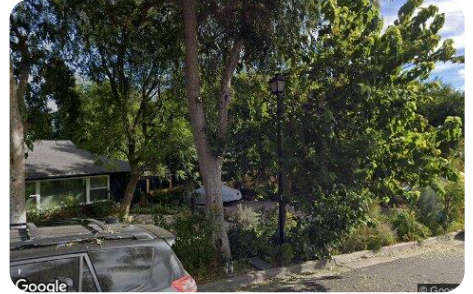
Single Family Residence

RESIDENTIAL

2953 ROCKHILL WAY

RIVERSIDE, CA 92506

\$866,019 TopHap Estimate · \$304 / ft² · confidence 94 · as of Jun 23, 2026



3

BEDS

3.3

BATHS

2,853 ft²

LIVING AREA

0.25 ac

LOT SIZE

1954

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$866K

\$814K low

\$918K high

Last Sale

\$865,500 · Apr 1, 2025

Est. Owner Equity

\$60,519

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$6,056 (2025)
Assessed Value	\$882,809
Previous Assessed	\$539,755
Assessor Market Value	\$479,880

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.25
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 5, 2025	Resale	Grant Deed	\$865,500	\$303	\$806K
Nov 22, 2022	Financing	Intrafamily Transfer			
Jan 17, 2019	Quitclaim	Quit Claim Transfer			\$200K
May 28, 2018	Quitclaim	Quit Claim Transfer			
Feb 21, 2014	Financing	Intrafamily Transfer			\$365K
May 24, 2013	Quitclaim	Quit Claim Transfer			
May 13, 2004	Quitclaim	Quit Claim Transfer			
Apr 28, 2004	Quitclaim	Quit Claim Transfer			
May 10, 2002	Resale	Grant Deed	\$175,000	\$61	\$166K
May 6, 1996	Quitclaim	Quit Claim Transfer			
Jun 1, 1989	Recorded document	Trustees Deed			
Jun 1, 1989	Recorded document	Trustees Deed			
Jun 1, 1989	Resale	Trustees Deed	\$145,000	\$51	\$91K

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

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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