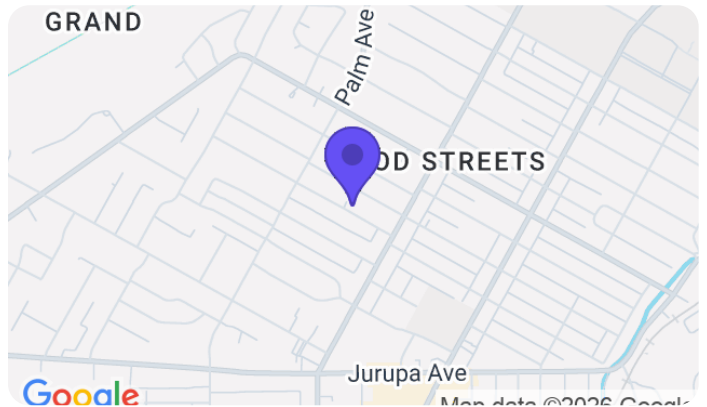
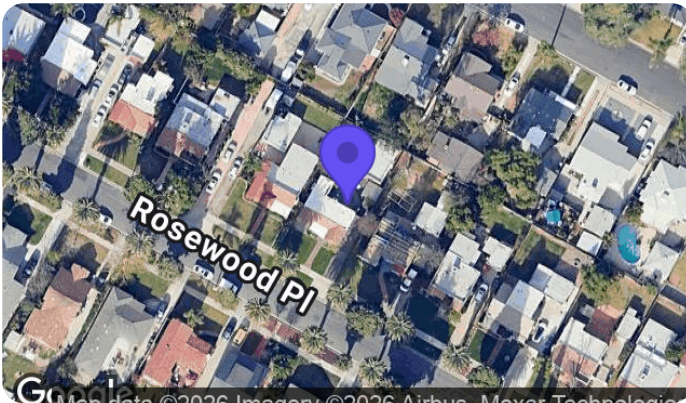


Single Family Residence **RESIDENTIAL**

# 4275 ROSEWOOD PL

RIVERSIDE, CA 92506

**\$513,730** TopHap Estimate · \$533 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**  
BEDS

**1**  
BATHS

**964 ft<sup>2</sup>**  
LIVING AREA

**0.1 ac**  
LOT SIZE

**1929**  
YEAR BUILT

**1**  
STORIES

**1**  
PARKING

## VALUATION

**\$514K**

**\$489K low**

**\$539K high**

Last Sale

**\$385,000 · Feb 27, 2019**

Est. Owner Equity

**\$205,730**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,754 (2025) |
| Assessed Value        | \$438,058      |
| Previous Assessed     | \$429,470      |
| Assessor Market Value | \$438,660      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.10                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

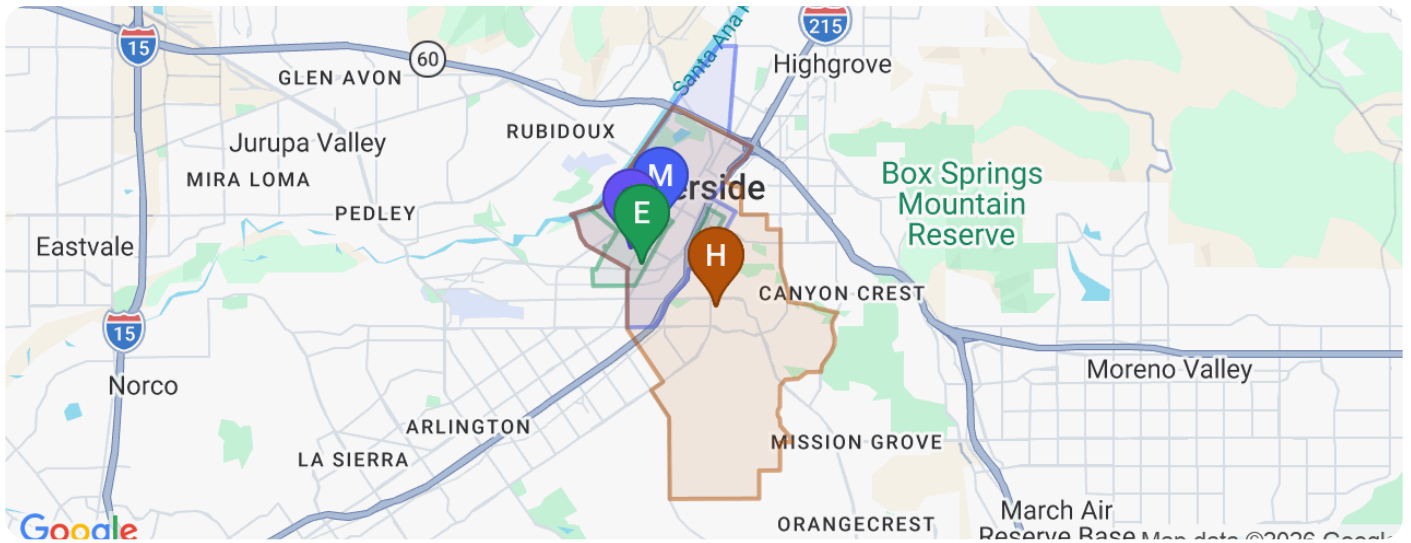
## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Feb 5, 2019  | Resale | Grant Deed | \$385,000 | \$399              | \$308K |
| Apr 20, 2001 | Resale | Grant Deed | \$117,500 | \$122              | \$117K |

## ASSIGNED SCHOOLS

| SCHOOL                                       | LEVEL      | GRADES | DISTANCE |
|----------------------------------------------|------------|--------|----------|
| Magnolia Elementary School                   | Elementary | KG–6   | 0.3 mi   |
| Central Middle School of Arts and Innovation | Middle     | 7–8    | 0.7 mi   |
| Poly High School                             | High       | 9–12   | 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 92506

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

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

## OWNERSHIP

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