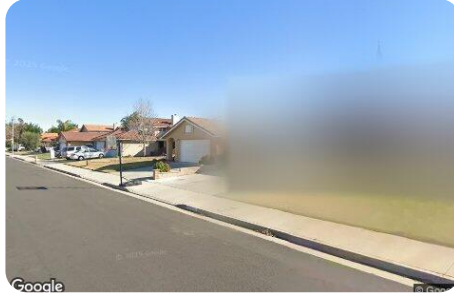


Single Family Residence **RESIDENTIAL**

# 19954 PROMENADE CIR

RIVERSIDE, CA 92508

**\$679,816** TopHap Estimate · \$367 / ft<sup>2</sup> · confidence 96 · as of Jun 23, 2026



**3**

BEDS

**2**

BATHS

**1,853 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$680K**

\$653K low

\$707K high

Last Sale

**\$222,000 · Jun 18, 2012**

Est. Owner Equity

**\$513,391**

Loan-to-Value

**24%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,149 (2025)</b> |
| Assessed Value        | <b>\$284,406</b>      |
| Previous Assessed     | <b>\$278,830</b>      |
| Assessor Market Value | <b>\$482,130</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.11</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Tile</b>                    |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Attached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|---------------------|-----------|--------------------|--------|
| <b>Jul 18, 2018</b> | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Jun 7, 2012</b>  | Resale            | Grant Deed          | \$222,000 | \$120              | \$166K |
| <b>May 27, 2011</b> | Recorded document | Grant Deed          |           |                    |        |
| <b>May 20, 2011</b> | Foreclosure sale  | Trustees Deed       | \$225,000 | \$121              |        |
| <b>Oct 25, 2007</b> | Resale            | Grant Deed          | \$315,000 | \$170              | \$299K |
| <b>Apr 16, 2007</b> | Non-arms-length   | Trustees Deed       | \$390,675 | \$211              |        |
| <b>Aug 21, 2003</b> | Resale            | Grant Deed          | \$280,000 | \$151              | \$252K |
| <b>Nov 15, 1991</b> | Resale            | Grant Deed          | \$150,000 | \$81               | \$150K |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| <b>Benjamin Franklin Elementary School</b> | Elementary | KG–6   | 0.2 mi   |
| <b>Amelia Earhart Middle School</b>        | Middle     | 7–8    | 0.5 mi   |
| <b>Martin Luther King High School</b>      | High       | 9–12   | 1.2 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 92508

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>26</b><br>CRIME INDEX | <b>107</b><br>AIR POLLUTION | <b>37,730</b><br>POPULATION | <b>\$129K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|