

Single Family Residence **RESIDENTIAL**

16997 ROCKY BEND CT

RIVERSIDE, CA 92503

\$1,179,173 TopHap Estimate · \$220 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

4.3
BATHS

5,370 ft²
LIVING AREA

0.42 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$1,280,000 · Aug 25, 2021

Est. Owner Equity

\$0

Loan-to-Value

155%

TAX & ASSESSMENT

Property Tax	\$19,766 (2025)
Assessed Value	\$1,385,512
Previous Assessed	\$1,358,346
Assessor Market Value	\$1,130,580

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.42
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 30, 2021	Resale	Grant Deed	\$1,280,000	\$238	\$460K
Apr 12, 2018	Resale	Grant Deed	\$1,577,000	\$294	\$453K
Sep 27, 2017	Foreclosure sale	Trustees Deed	\$685,000	\$128	
Aug 28, 2012	Recorded document	Grant Deed			
Jul 28, 2011	Recorded document	Grant Deed			
May 12, 2011	Recorded document	Grant Deed			
May 12, 2009	Recorded document	Grant Deed			
Oct 22, 2007	Recorded document	Grant Deed			
Sep 27, 2006	Resale	Grant Deed	\$996,000	\$185	\$797K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hills Elementary School	Elementary	KG–5	0.3 mi
Hillcrest High School	High	9–12	1.2 mi

Villegas Middle School	Middle	6–8	1.8 mi
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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

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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