

Single Family Residence **RESIDENTIAL**

17009 ROCKY BEND CT

RIVERSIDE, CA 92503

\$1,156,291 TopHap Estimate · \$228 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

5,074 ft²

LIVING AREA

0.54 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$48,500 · Jun 3, 2025

Est. Owner Equity

\$1,156,291

TAX & ASSESSMENT

Property Tax	\$19,089 (2025)
Assessed Value	\$1,200,000
Previous Assessed	\$1,310,297
Assessor Market Value	\$1,001,520

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.54
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
Nov 14, 2025	Quitclaim	Quit Claim Transfer			
Jul 14, 2011	Non-arms-length	Trustees Deed	\$446,028	\$88	
Sep 27, 2006	Resale	Grant Deed	\$978,000	\$193	\$692K

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

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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