

Single Family Residence **RESIDENTIAL**

14420 ROCKPLACE DR

RIVERSIDE, CA 92503

\$658,915 TopHap Estimate · \$269 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,453 ft²

LIVING AREA

0.19 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$659K

\$595K low

\$723K high

Last Sale

\$299,000 · Aug 25, 2009

Est. Owner Equity

\$453,915

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$3,375 (2025)
Assessed Value	\$315,976
Previous Assessed	\$309,781
Assessor Market Value	\$499,050

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

13 FLOOD	89 WILDFIRE	64 HEAT	5 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 5, 2020	Financing	Intrafamily Transfer			\$205K
Jan 22, 2010	Resale	Grant Deed	\$240,000	\$98	\$236K
Aug 5, 2009	Non-arms-length	Trustees Deed	\$299,000	\$122	
Jul 30, 2007	Recorded document	Grant Deed			
Dec 20, 2006	Quitclaim	Quit Claim Transfer			
Dec 20, 2006	Financing	Intrafamily Transfer			\$399K
Mar 21, 2006	Quitclaim	Quit Claim Transfer			\$399K
Mar 6, 2006	Resale	Grant Deed	\$499,000	\$203	
Apr 15, 2005	Recorded document	Grant Deed			

Oct 22, 1997 Quitclaim Quit Claim Transfer

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harrison Elementary School	Elementary	KG–6	2.8 mi
Arlington High School	High	9–12	2.9 mi
Frank Augustus Miller Middle School	Middle	7–8	3.6 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 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