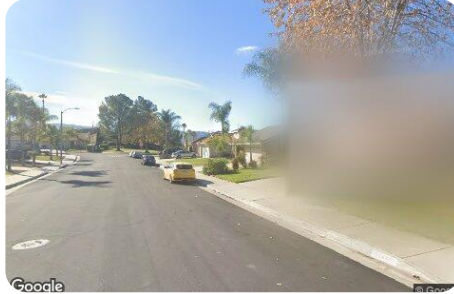


Single Family Residence **RESIDENTIAL**

12655 RIVERWOOD WAY

RIVERSIDE, CA 92503

\$472,773 TopHap Estimate · \$378 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,250 ft²

LIVING AREA

0.11 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$473K

\$418K low

\$528K high

Est. Owner Equity

\$268,082

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$3,323 (2025)
Assessed Value	\$214,335
Previous Assessed	\$210,133
Assessor Market Value	\$421,110

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.11
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
Sep 27, 1991	Quitclaim	Quit Claim Transfer			\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.4 mi
Hillcrest High School	High	9–12	1.1 mi
Lake Hills Elementary School	Elementary	KG–5	1.3 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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