

Single Family Residence **RESIDENTIAL**

16971 BROKEN ROCK CT

RIVERSIDE, CA 92503

\$859,968 TopHap Estimate · \$262 / ft² · confidence 92 · as of Jul 14, 2026



6

BEDS

3.8

BATHS

3,286 ft²

LIVING AREA

0.26 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$860K

\$789K low

\$931K high

Last Sale

\$668,000 · Aug 31, 2007

Est. Owner Equity

\$103,852

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$13,134 (2025)
Assessed Value	\$898,852
Previous Assessed	\$881,228
Assessor Market Value	\$781,200

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.26
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
Dec 4, 2024	Financing	Intrafamily Transfer			
Apr 30, 2007	Resale	Grant Deed	\$668,000	\$203	\$534K

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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------