

Single Family Residence **RESIDENTIAL**

17794 MORNING ROCK CIR

RIVERSIDE, CA 92503

\$648,837 TopHap Estimate · \$370 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,755 ft²

LIVING AREA

0.15 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$649K

\$622K low

\$676K high

Last Sale

\$530,000 · Nov 13, 2020

Est. Owner Equity

\$145,337

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$7,111 (2025)
Assessed Value	\$585,159
Previous Assessed	\$573,687
Assessor Market Value	\$467,820

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.15
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
Oct 14, 2020	Quitclaim	Quit Claim Transfer			
Oct 7, 2020	Resale	Grant Deed	\$530,000	\$302	\$504K
Oct 12, 2018	Quitclaim	Quit Claim Transfer			
Nov 13, 1998	Resale	Grant Deed	\$158,000	\$90	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hills Elementary School	Elementary	KG–5	1.6 mi
Hillcrest High School	High	9–12	2.5 mi
Villegas Middle School	Middle	6–8	3.2 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
-----------	-----------------------