

Single Family Residence

RESIDENTIAL

17100 ROCKY BEND CT

RIVERSIDE, CA 92503

\$957,515

TopHap Estimate · \$226 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

4,237 ft²

LIVING AREA

0.64 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$958K

\$875K low

\$1M high

Last Sale

\$470,000 · Aug 28, 2009

Est. Owner Equity

\$409,265

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$10,437 (2025)
Assessed Value	\$618,800
Previous Assessed	\$606,668
Assessor Market Value	\$905,580

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.64
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
Jul 28, 2009	Resale	Grant Deed	\$470,000	\$111	\$376K
Aug 21, 2008	Resale	Grant Deed	\$471,000	\$111	\$417K
Jan 2, 2008	Non-arms-length	Trustees Deed	\$675,829	\$160	
Dec 19, 2006	Resale	Grant Deed	\$803,000	\$190	\$642K
Dec 29, 2006	Quitclaim	Quit Claim Transfer			
Aug 18, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hills Elementary School	Elementary	KG–5	0.3 mi
Hillcrest High School	High	9–12	1.4 mi
Villegas Middle School	Middle	6–8	1.9 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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