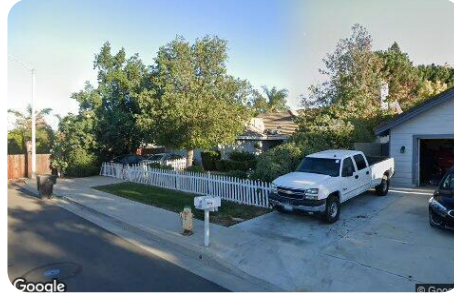
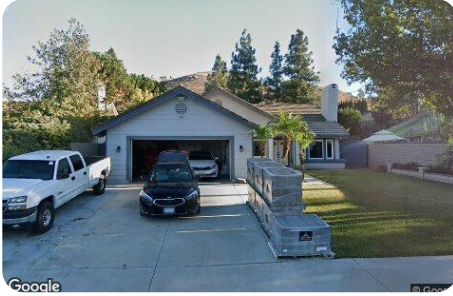


Single Family Residence **RESIDENTIAL**

12036 RIVERHILL PL

RIVERSIDE, CA 92503

\$703,634 TopHap Estimate · \$429 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

1,642 ft²

LIVING AREA

0.18 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$704K

\$634K low

\$773K high

Last Sale

\$139,000 · Aug 14, 1997

Est. Owner Equity

\$428,120

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$2,699 (2025)
Assessed Value	\$226,346
Previous Assessed	\$221,909
Assessor Market Value	\$515,160

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.18
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 1, 2021	Financing	Intrafamily Transfer			
Jul 1, 2021	Financing	Intrafamily Transfer			\$246K
May 15, 2019	Quitclaim	Quit Claim Transfer			\$274K
May 15, 2019	Quitclaim	Quit Claim Transfer			
Oct 9, 2008	Quitclaim	Quit Claim Transfer			
Jan 20, 2005	Financing	Intrafamily Transfer			\$265K
Mar 29, 2001	Quitclaim	Quit Claim Transfer			
Aug 14, 1997	Resale	Grant Deed	\$139,000	\$85	\$137K
May 19, 1997	Non-arms-length	Trustees Deed	\$130,000	\$79	
May 17, 1991	Quitclaim	Quit Claim Transfer			\$125K
Nov 1, 1988	Resale	Grant Deed	\$135,000	\$82	\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest High School	High	9–12	0.3 mi
Villegas Middle School	Middle	6–8	1.0 mi
Stroke 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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