

Single Family Residence **RESIDENTIAL**

16664 ROCKY CREEK DR

RIVERSIDE, CA 92503

\$863,576 TopHap Estimate · \$329 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

2,627 ft²

LIVING AREA

0.24 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$864K

\$820K low

\$907K high

Last Sale

\$425,000 · Jul 24, 2025

Est. Owner Equity

\$57,076

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$10,107 (2025)
Assessed Value	\$850,000
Previous Assessed	\$816,714
Assessor Market Value	\$617,310

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.24
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 7, 2025	Resale	Grant Deed	\$850,000	\$324	\$807K
Feb 14, 2023	Resale	Grant Deed	\$785,000	\$299	\$440K
Mar 10, 2023	Financing	Intrafamily Transfer			
Oct 19, 2017	Quitclaim	Quit Claim Transfer			
Jul 30, 2014	Resale	Grant Deed	\$475,000	\$181	\$195K
Sep 6, 2011	Financing	Intrafamily Transfer			\$193K
Jan 13, 2010	Resale	Grant Deed	\$306,000	\$116	\$206K
Nov 23, 2009	Non-arms-length	Trustees Deed	\$274,080	\$104	
Mar 11, 2005	Resale	Grant Deed	\$555,000	\$211	\$472K
Oct 11, 2002	Quitclaim	Quit Claim Transfer			
Apr 28, 1999	Quitclaim	Quit Claim Transfer			
Dec 31, 1998	Quitclaim	Quit Claim Transfer			
Apr 2, 1998	Quitclaim	Quit Claim Transfer			

Aug 29, 1997	Resale	Grant Deed	\$224,000	\$85	\$213K
Aug 1, 1994	Resale	Trustees Deed	\$232,000	\$88	\$186K
Aug 1, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hills Elementary School	Elementary	KG–5	1.0 mi
Hillcrest High School	High	9–12	1.4 mi
Villegas Middle School	Middle	6–8	2.4 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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