

Single Family Residence **RESIDENTIAL**

17074 BROKEN ROCK CT

RIVERSIDE, CA 92503

\$746,760 TopHap Estimate · \$313 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,387 ft²

LIVING AREA

0.31 ac

LOT SIZE

2010

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$747K

\$699K low

\$794K high

Last Sale

\$373,000 · Jul 6, 2012

Est. Owner Equity

\$371,760

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$7,584 (2025)
Assessed Value	\$468,492
Previous Assessed	\$459,307
Assessor Market Value	\$784,170

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.31
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
Jun 23, 2015	Financing	Grant Deed			\$375K
May 10, 2012	Resale	Grant Deed	\$373,000	\$156	\$366K
Mar 31, 2010	Resale	Grant Deed	\$13,100,000	\$5488	
Dec 15, 2009	Financing	Grant Deed			\$8.2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hills Elementary School	Elementary	KG–5	0.4 mi
Hillcrest High School	High	9–12	1.3 mi
Villegas Middle School	Middle	6–8	2.0 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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