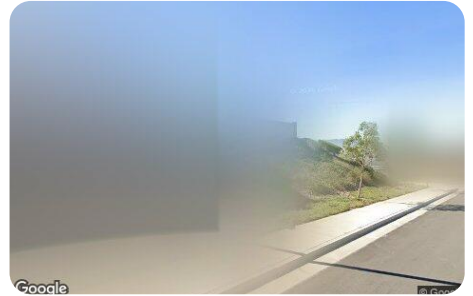


Single Family Residence **RESIDENTIAL**

17093 ROCKY BEND CT

RIVERSIDE, CA 92503

\$915,212 TopHap Estimate · \$170 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

4.3

BATHS

5,370 ft²

LIVING AREA

0.39 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$915K

\$836K low

\$995K high

Last Sale

\$625,000 · Jun 30, 2008

Est. Owner Equity

\$404,873

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$13,158 (2025)
Assessed Value	\$837,341
Previous Assessed	\$820,924
Assessor Market Value	\$954,360

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.39
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 8, 2024	Financing	Intrafamily Transfer			
Jun 4, 2008	Resale	Grant Deed	\$625,000	\$116	\$582K
Apr 7, 2008	Non-arms-length	Trustees Deed	\$802,271	\$149	
Sep 27, 2006	Resale	Grant Deed	\$1,043,000	\$194	\$886K
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	1.3 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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