

Single Family Residence **RESIDENTIAL**

12026 RIVERHILL PL

RIVERSIDE, CA 92503

\$617,287 TopHap Estimate · \$376 / ft² · confidence 87 · as of Jul 14, 2026



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4

BEDS

2

BATHS

1,642 ft²

LIVING AREA

0.19 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$617K

\$536K low

\$699K high

Last Sale

\$725,000 · Aug 7, 2024

Est. Owner Equity

\$37,287

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$9,053 (2025)
Assessed Value	\$746,232
Previous Assessed	\$731,600
Assessor Market Value	\$526,230

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 23, 2024	Resale	Grant Deed	\$725,000	\$442	\$580K
Feb 12, 2024	Resale	Grant Deed	\$445,000	\$271	
Mar 1, 2024	Financing	Intrafamily Transfer			
Nov 12, 1996	Resale	Grant Deed	\$147,500	\$90	\$145K
Sep 1, 1988	Resale	Grant Deed	\$133,000	\$81	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest High School	High	9–12	0.3 mi
Villegas Middle School	Middle	6–8	1.1 mi
Stroke Elementary School	Elementary	KG–5	1.3 mi

District: Alvord Unified School District



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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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