

Single Family Residence **RESIDENTIAL**

12645 RIVERWOOD WAY

RIVERSIDE, CA 92503

\$645,570 TopHap Estimate · \$351 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

1,840 ft²

LIVING AREA

0.11 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$646K

\$603K low

\$688K high

Last Sale

\$312,500 · Aug 22, 2024

Est. Owner Equity

\$84,070

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$8,511 (2025)
Assessed Value	\$637,500
Previous Assessed	\$625,000
Assessor Market Value	\$504,720

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.11
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 25, 2024	Resale	Grant Deed	\$625,000	\$340	
Aug 22, 2024	Financing	Intrafamily Transfer			\$562K
Mar 1, 1989	Resale	Grant Deed	\$145,000	\$79	\$116K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.4 mi
Hillcrest High School	High	9–12	1.1 mi
Lake Hills 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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