

Single Family Residence **RESIDENTIAL**

16646 ROCKY CREEK DR

RIVERSIDE, CA 92503

\$686,628 TopHap Estimate · \$261 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

2,627 ft²

LIVING AREA

0.26 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$687K

\$624K low

\$749K high

Est. Owner Equity

\$0

Loan-to-Value

131%

TAX & ASSESSMENT

Property Tax	\$4,339 (2025)
Assessed Value	\$361,147
Previous Assessed	\$354,067
Assessor Market Value	\$578,250

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.26
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
Apr 7, 2023	Financing	Intrafamily Transfer			
Jan 15, 2023	Financing	Intrafamily Transfer			
Apr 18, 2012	Financing	Affidavit Of Death			\$226K

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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