

Single Family Residence **RESIDENTIAL**

# 12974 ROAD RUNNER RDG

RIVERSIDE, CA 92503

**\$737,052** TopHap Estimate · \$267 / ft² · confidence 70 · as of Jul 14, 2026



**4**  
BEDS

**3.3**  
BATHS

**2,762 ft²**  
LIVING AREA

**0.35 ac**  
LOT SIZE

**1989**  
YEAR BUILT

**2**  
STORIES

**10**  
ROOMS

**3**  
PARKING

## VALUATION

**\$737K**

\$519K low

\$955K high

Est. Owner Equity

**\$313,052**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,682 (2025) |
| Assessed Value        | \$436,125      |
| Previous Assessed     | \$427,575      |
| Assessor Market Value | \$760,680      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.35                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------|--------------------|--------|
| Apr 28, 2014 | Quitclaim | Quit Claim Transfer  |       |                    |        |
| Nov 21, 2012 | Financing | Intrafamily Transfer |       |                    | \$150K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Lake Mathews Elementary School      | Elementary | KG–6   | 0.8 mi   |
| Arlington High School               | High       | 9–12   | 2.8 mi   |
| Frank Augustus Miller Middle School | Middle     | 7–8    | 5.1 mi   |

District: Riverside 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>57</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>96,024</b><br>POPULATION | <b>\$87K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|