

Single Family Residence **RESIDENTIAL**

# 17465 ROCKY VISTA CT

RIVERSIDE, CA 92503

**\$689,627** TopHap Estimate · \$359 / ft² · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2.8**

BATHS

**1,921 ft²**

LIVING AREA

**0.22 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$690K**

\$667K low

\$713K high

Last Sale

**\$480,000 · Feb 6, 2019**

Est. Owner Equity

**\$230,627**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,641 (2025) |
| Assessed Value        | \$546,152      |
| Previous Assessed     | \$535,444      |
| Assessor Market Value | \$546,030      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.22                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jan 16, 2019 | Resale    | Grant Deed          | \$480,000 | \$250              | \$380K |
| Oct 9, 2017  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Mar 11, 2015 | Resale    | Grant Deed          | \$419,000 | \$218              | \$335K |
| Nov 12, 1999 | Resale    | Grant Deed          | \$196,500 | \$102              | \$157K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Lake Hills Elementary School | Elementary | KG–5   | 1.5 mi   |
| Hillcrest High School        | High       | 9–12   | 2.3 mi   |
| Villegas Middle School       | Middle     | 6–8    | 3.1 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|