

Single Family Residence **RESIDENTIAL**

17448 ROCKY VISTA CT

RIVERSIDE, CA 92503

\$520,143 TopHap Estimate · \$456 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,140 ft²

LIVING AREA

0.15 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$520K

\$439K low

\$602K high

Last Sale

\$140,000 · Oct 22, 1999

Est. Owner Equity

\$314,693

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$2,660 (2025)
Assessed Value	\$223,137
Previous Assessed	\$218,763
Assessor Market Value	\$417,060

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.15
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 27, 2022	Financing	Intrafamily Transfer			
Aug 1, 2022	Financing	Transfer On Death Deed			
Aug 1, 2022	Financing	Transfer On Death Deed			
Jan 9, 2020	Financing	Intrafamily Transfer			\$77K
Oct 22, 1999	Resale	Grant Deed	\$140,000	\$123	\$139K

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

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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