

Single Family Residence **RESIDENTIAL**

# 17148 ROCKY BEND CT

RIVERSIDE, CA 92503

**\$1,339,078** TopHap Estimate · \$249 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**5**  
BEDS

**4.3**  
BATHS

**5,370 ft<sup>2</sup>**  
LIVING AREA

**0.48 ac**  
LOT SIZE

**2006**  
YEAR BUILT

**2**  
STORIES

**3**  
PARKING

## VALUATION

**\$1.3M**

\$1.3M low

\$1.4M high

Last Sale

**\$1,670,000 · May 8, 2023**

Est. Owner Equity

**\$1,339,078**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$24,427 (2025) |
| Assessed Value        | \$1,772,098     |
| Previous Assessed     | \$1,737,352     |
| Assessor Market Value | \$857,070       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.48                    |
| 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   |
|--------------|-----------|----------------------|-------------|--------------------|--------|
| Jun 22, 2026 | Financing | Grant Deed           |             |                    |        |
| Apr 20, 2023 | Resale    | Grant Deed           | \$1,670,000 | \$311              |        |
| Jun 6, 2016  | Financing | Intrafamily Transfer |             |                    | \$362K |
| Sep 17, 2014 | Financing | Intrafamily Transfer |             |                    |        |
| Sep 17, 2014 | Resale    | Grant Deed           | \$515,000   | \$96               |        |
| Jun 27, 2011 | Resale    | Grant Deed           | \$465,000   | \$87               | \$465K |
| May 3, 2007  | Quitclaim | Quit Claim Transfer  |             |                    |        |
| Nov 10, 2006 | Quitclaim | Quit Claim Transfer  |             |                    |        |
| Sep 27, 2006 | Resale    | Grant Deed           | \$1,063,500 | \$198              | \$850K |
| Aug 18, 2005 | Quitclaim | Quit Claim Transfer  |             |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Lake Hills Elementary School | Elementary | KG–5   | 0.3 mi   |
| Hillcrest High School        | High       | 9–12   | 1.4 mi   |
| Villegas Middle School       | Middle     | 6–8    | 1.9 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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 | Owner occupied |
|-----------|----------------|