

Single Family Residence **RESIDENTIAL**

12615 RIVERWOOD WAY

RIVERSIDE, CA 92503

\$523,451 TopHap Estimate · \$349 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

1,500 ft²

LIVING AREA

0.11 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$523K

\$457K low

\$590K high

Est. Owner Equity

\$129,437

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$4,078 (2025)
Assessed Value	\$269,843
Previous Assessed	\$264,553
Assessor Market Value	\$455,490

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.11
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
Oct 29, 2020	Financing	Intrafamily Transfer			
Oct 29, 2020	Financing	Intrafamily Transfer			\$219K
Oct 26, 2006	Quitclaim	Quit Claim Transfer			
Nov 21, 2002	Quitclaim	Quit Claim Transfer			
Jan 26, 1995	Quitclaim	Quit Claim Transfer			
Jun 1, 1989	Resale	Grant Deed	\$144,000	\$96	\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.4 mi
Hillcrest High School	High	9–12	1.0 mi
Lake Hills Elementary School	Elementary	KG–5	1.2 mi

District: Alvard 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
-------------------	----------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------