

Single Family Residence **RESIDENTIAL**

12614 RIVERWOOD WAY

RIVERSIDE, CA 92503

\$560,725 TopHap Estimate · \$305 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

1,840 ft²

LIVING AREA

0.13 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$561K

\$487K low

\$634K high

Est. Owner Equity

\$7,205

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$4,607 (2025)
Assessed Value	\$313,647
Previous Assessed	\$307,498
Assessor Market Value	\$503,460

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.13
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
Dec 23, 2025	Financing	Intrafamily Transfer			
Mar 12, 2025	Financing	Grant Deed			\$554K
Nov 7, 2022	Financing	Intrafamily Transfer			
May 1, 1989	Resale	Grant Deed	\$162,000	\$88	\$146K

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: 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	Absentee owner
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