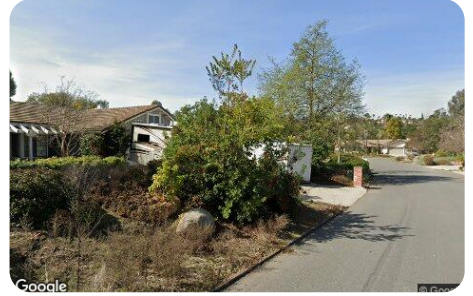
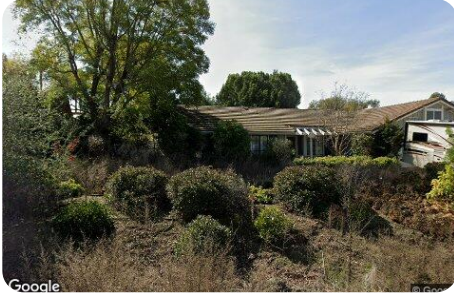


Single Family Residence **RESIDENTIAL**

14033 RIVERBEND RD

POWAY, CA 92064

\$1,850,000 TopHap Estimate · \$991 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,867 ft²

LIVING AREA

0.43 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

7

ROOMS

3

PARKING

Pre-foreclosure (NTS)

Auction scheduled for Nov 3, 2025.

VALUATION

\$1.9M

\$1.8M low

\$1.9M high

Last Sale	\$183,000 · Mar 20, 1987
Est. Owner Equity	\$887,400
Loan-to-Value	52%

TAX & ASSESSMENT

Property Tax	\$4,297 (2025)
Assessed Value	\$364,341
Previous Assessed	\$357,198

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.43
Roof	Tile
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	85 WILDFIRE	46 HEAT	19 STORM	87 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 5, 2002	Quitclaim	Quit Claim Transfer			
Oct 13, 2000	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Poway High School	High	9–12	0.4 mi
Painted Rock Elementary School	Elementary	KG–5	1.1 mi
Twin Peaks Middle School	Middle	6–8	1.8 mi

District: Poway 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 92064

33 CRIME INDEX	103 AIR POLLUTION	49,579 POPULATION	\$133K MEDIAN IN-COME	63°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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