

Single Family Residence **RESIDENTIAL**

17045 ROCKY BEND CT

RIVERSIDE, CA 92503

\$954,591 TopHap Estimate · \$195 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

4,895 ft²

LIVING AREA

0.43 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$955K

\$911K low

\$998K high

Last Sale

\$980,000 · Jul 28, 2021

Est. Owner Equity

\$121,591

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$15,765 (2025)
Assessed Value	\$1,060,782
Previous Assessed	\$1,039,983
Assessor Market Value	\$868,590

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.43
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
Jun 24, 2021	Resale	Grant Deed	\$980,000	\$200	\$833K
Jul 24, 2020	Quitclaim	Quit Claim Transfer			\$360K
Aug 26, 2016	Non-arms-length	Grant Deed	\$522,000	\$107	\$417K
Sep 12, 2016	Quitclaim	Quit Claim Transfer			
Sep 12, 2016	Quitclaim	Quit Claim Transfer			
Jan 7, 2011	Resale	Grant Deed	\$430,000	\$88	\$323K
Jul 19, 2006	Quitclaim	Quit Claim Transfer			
Sep 27, 2006	Resale	Grant Deed	\$906,500	\$185	\$680K
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	1.3 mi

Villegas Middle School	Middle	6–8	1.9 mi
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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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