

Single Family Residence **RESIDENTIAL**

# 17891 MORNING ROCK CIR

RIVERSIDE, CA 92503

**\$659,338** TopHap Estimate · \$376 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**1,755 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$659K**

\$637K low

\$682K high

Last Sale

**\$325,000 · Aug 7, 2025**

Est. Owner Equity

**\$28,838**

Loan-to-Value

**96%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,972 (2025) |
| Assessed Value        | \$650,000      |
| Previous Assessed     | \$643,090      |
| Assessor Market Value | \$534,420      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Aug 5, 2025  | Resale | Grant Deed | \$650,000 | \$370              | \$631K |
| Aug 26, 2021 | Resale | Grant Deed | \$606,000 | \$345              | \$483K |
| Apr 22, 2017 | Resale | Grant Deed | \$420,500 | \$240              | \$399K |
| Oct 4, 2002  | Resale | Grant Deed | \$272,500 | \$155              | \$259K |
| Nov 25, 1998 | Resale | Grant Deed | \$157,500 | \$90               | \$152K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Lake Hills Elementary School | Elementary | KG–5   | 1.7 mi   |
| Hillcrest High School        | High       | 9–12   | 2.5 mi   |
| Villegas Middle School       | Middle     | 6–8    | 3.3 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 | <b>Owner occupied</b> |
|-----------|-----------------------|