

Single Family Residence **RESIDENTIAL**

# 17811 MORNING ROCK CIR

RIVERSIDE, CA 92503

**\$677,973** TopHap Estimate · \$353 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.8**

BATHS

**1,921 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$678K**

\$652K low

\$704K high

Last Sale

**\$336,000 · May 10, 2013**

Est. Owner Equity

**\$296,292**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,152 (2025) |
| Assessed Value        | \$422,015      |
| Previous Assessed     | \$413,741      |
| Assessor Market Value | \$601,470      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.19                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| May 6, 2013  | Resale    | Grant Deed          | \$336,000 | \$175              | \$330K |
| Apr 18, 2013 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Nov 19, 1998 | Resale    | Grant Deed          | \$161,500 | \$84               | \$153K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Lake Hills Elementary School | Elementary | KG–5   | 1.6 mi   |
| Hillcrest High School        | High       | 9–12   | 2.5 mi   |
| Villegas Middle School       | Middle     | 6–8    | 3.2 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|