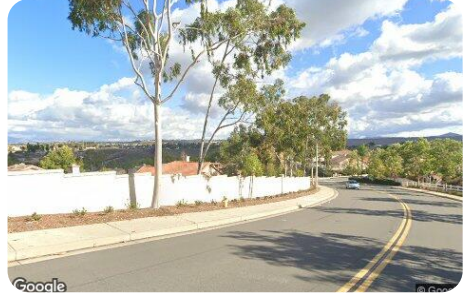


Single Family Residence **RESIDENTIAL**

17801 MORNING ROCK CIR

RIVERSIDE, CA 92503

\$699,000 TopHap Estimate · \$484 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,445 ft²
LIVING AREA

0.41 ac
LOT SIZE

1998
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$699K

\$677K low

\$721K high

Last Sale

\$620,000 · Oct 6, 2021

Est. Owner Equity

\$79,000

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$8,155 (2025)
Assessed Value	\$671,106
Previous Assessed	\$657,948
Assessor Market Value	\$543,870

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.41
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
Oct 5, 2021	Financing	Intrafamily Transfer			
Sep 8, 2021	Resale	Grant Deed	\$620,000	\$429	\$620K
Aug 16, 2006	Resale	Grant Deed	\$451,000	\$312	\$405K
Nov 14, 2003	Quitclaim	Quit Claim Transfer			\$162K
Oct 29, 2003	Quitclaim	Quit Claim Transfer			
Nov 19, 1998	Resale	Grant Deed	\$156,000	\$108	\$152K

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

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------