

Single Family Residence **RESIDENTIAL**

# 16661 ROCKY CREEK DR

RIVERSIDE, CA 92503

**\$630,305** TopHap Estimate · \$350 / ft² · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,801 ft²**

LIVING AREA

**0.27 ac**

LOT SIZE

**1987**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$630K**

\$573K low

\$688K high

Est. Owner Equity

**\$0**

Loan-to-Value

**117%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,364 (2025) |
| Assessed Value        | \$363,813      |
| Previous Assessed     | \$356,680      |
| Assessor Market Value | \$477,810      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.27                    |
| 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   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Sep 17, 2003 | Quitclaim | Quit Claim Transfer |           |                    | \$280K |
| Jan 1, 1988  | Resale    | Grant Deed          | \$150,500 | \$84               | \$143K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Lake Hills Elementary School | Elementary | KG–5   | 1.0 mi   |
| Hillcrest High School        | High       | 9–12   | 1.4 mi   |
| Villegas Middle School       | Middle     | 6–8    | 2.4 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> |
|-----------|-----------------------|