

Single Family Residence **RESIDENTIAL**

17117 ROCKY BEND CT

RIVERSIDE, CA 92503

\$1,021,971 TopHap Estimate · \$190 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

4.3
BATHS

5,370 ft²
LIVING AREA

0.39 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$1M

\$971K low

\$1.1M high

Last Sale

\$567,000 · Dec 15, 2010

Est. Owner Equity

\$460,817

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$11,996 (2025)
Assessed Value	\$740,936
Previous Assessed	\$726,409
Assessor Market Value	\$1,065,510

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.39
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 23, 2011	Quitclaim	Quit Claim Transfer			
Sep 29, 2010	Resale	Grant Deed	\$567,000	\$106	\$454K
Jun 22, 2010	Non-arms-length	Trustees Deed	\$455,082	\$85	
Sep 27, 2006	Resale	Grant Deed	\$1,112,000	\$207	\$889K
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	1.4 mi
Villegas Middle School	Middle	6–8	1.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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