

Single Family Residence **RESIDENTIAL**

12670 ASHLAND PL

RIVERSIDE, CA 92503

\$685,095 TopHap Estimate · \$448 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.8

BATHS

1,530 ft²

LIVING AREA

0.17 ac

LOT SIZE

1965

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$685K

\$664K low

\$706K high

Est. Owner Equity

\$20,281

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$8,183 (2025)
Assessed Value	\$672,180
Previous Assessed	\$659,000
Assessor Market Value	\$525,870

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 11, 2026	Financing	Intrafamily Transfer			\$665K
Jun 4, 2024	Financing	Intrafamily Transfer			
May 29, 2024	Resale	Grant Deed	\$659,000	\$431	\$647K
Feb 1, 2022	Financing	Intrafamily Transfer			
Feb 4, 2004	Recorded document	Grant Deed			
Feb 4, 2004	Quitclaim	Quit Claim Transfer			\$270K
Sep 3, 2002	Recorded document	Grant Deed			
Sep 3, 2002	Resale	Grant Deed	\$224,000	\$146	\$231K
Apr 26, 2002	Resale	Trustees Deed	\$168,600	\$110	
Dec 31, 1996	Resale	Grant Deed	\$117,000	\$76	\$116K
Feb 8, 1996	Non-arms-length	Trustees Deed	\$106,000	\$69	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.3 mi
Hillcrest High School	High	9–12	1.1 mi
Stroke Elementary School	Elementary	KG–5	1.7 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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