

Single Family Residence **RESIDENTIAL**

12665 RIVERWOOD WAY

RIVERSIDE, CA 92503

\$548,583 TopHap Estimate · \$298 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

1,840 ft²

LIVING AREA

0.11 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$549K

\$501K low

\$596K high

Last Sale

\$196,000 · Mar 22, 2017

Est. Owner Equity

\$73,186

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$6,420 (2025)
Assessed Value	\$464,041
Previous Assessed	\$454,943
Assessor Market Value	\$503,190

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.11
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
Feb 22, 2017	Resale	Grant Deed	\$392,000	\$213	\$394K
Oct 26, 2015	Financing	Intrafamily Transfer			\$301K
Apr 9, 2009	Resale	Grant Deed	\$218,000	\$118	\$214K
Jul 1, 2008	Non-arms-length	Trustees Deed	\$401,885	\$218	
Nov 15, 2005	Quitclaim	Quit Claim Transfer			
Oct 10, 2005	Financing	Intrafamily Transfer			\$390K
Sep 20, 2005	Quitclaim	Quit Claim Transfer			
Jun 24, 2002	Resale	Grant Deed	\$216,000	\$117	\$167K
Sep 15, 2000	Resale	Grant Deed	\$187,000	\$102	\$128K
Jun 1, 1989	Resale	Grant Deed	\$157,000	\$85	\$126K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.4 mi
Hillcrest High School	High	9–12	1.1 mi
Lake Hills Elementary School	Elementary	KG–5	1.3 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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