

Single Family Residence **RESIDENTIAL**

12685 RIVERWOOD WAY

RIVERSIDE, CA 92503

\$520,141 TopHap Estimate · \$416 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,250 ft²

LIVING AREA

0.11 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

Pre-foreclosure (NOD)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$520K

\$481K low

\$559K high

Last Sale	\$345,000 · Aug 22, 2016
Est. Owner Equity	\$445,141
Loan-to-Value	76%

TAX & ASSESSMENT

Property Tax	\$5,663 (2025)
Assessed Value	\$408,405
Previous Assessed	\$400,398
Assessor Market Value	\$441,450

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
Jul 18, 2026	Financing	Mortgage			\$75K
Oct 25, 2016	Quitclaim	Quit Claim Transfer			
Aug 9, 2016	Resale	Grant Deed	\$345,000	\$276	\$327K
Aug 15, 2016	Quitclaim	Quit Claim Transfer			
Jun 2, 2016	Quitclaim	Quit Claim Transfer			
Feb 19, 2011	Quitclaim	Quit Claim Transfer			
Feb 19, 2011	Quitclaim	Quit Claim Transfer			
Mar 23, 2010	Financing	Grant Deed			\$174K
Aug 7, 2003	Resale	Grant Deed	\$245,000	\$196	\$196K
Aug 7, 2003	Quitclaim	Quit Claim Transfer			
May 6, 1992	Resale	Grant Deed	\$150,000	\$120	\$113K

Jun 1, 1989	Resale	Grant Deed	\$128,000	\$102	\$115K
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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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