

Single Family Residence **RESIDENTIAL**

12676 RIVERWOOD WAY

RIVERSIDE, CA 92503

\$685,528 TopHap Estimate · \$373 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

1,840 ft²

LIVING AREA

0.13 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$686K

\$663K low

\$708K high

Last Sale

\$335,000 · Jun 15, 2022

Est. Owner Equity

\$149,528

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$9,482 (2025)
Assessed Value	\$725,227
Previous Assessed	\$711,008
Assessor Market Value	\$534,240

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.13
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
Jun 10, 2022	Resale	Grant Deed	\$670,000	\$364	\$536K
Nov 16, 2021	Resale	Grant Deed	\$607,500	\$330	
Mar 3, 2017	Quitclaim	Quit Claim Transfer			
Apr 8, 2004	Quitclaim	Quit Claim Transfer			\$245K
Jan 29, 2002	Quitclaim	Quit Claim Transfer			
Jan 29, 2002	Quitclaim	Quit Claim Transfer			
Sep 1, 2000	Resale	Grant Deed	\$193,000	\$105	\$183K
Nov 23, 1998	Resale	Grant Deed	\$155,000	\$84	\$152K
Jul 8, 1998	Non-arms-length	Trustees Deed	\$120,992	\$66	
Jun 1, 1989	Resale	Trustees Deed	\$167,000	\$91	\$100K

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	1.2 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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