

Single Family Residence

RESIDENTIAL

12847 DECEMBER CT

RIVERSIDE, CA 92503

\$652,048

TopHap Estimate · \$402 / ft² · confidence 85 · as of Jun 23, 2026



3

BEDS

2.5

BATHS

1,623 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1988

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$652K

\$554K low

\$750K high

Last Sale

\$350,000 · Jun 11, 2015

Est. Owner Equity

\$241,504

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$5,997 (2025)
Assessed Value	\$429,050
Previous Assessed	\$420,638
Assessor Market Value	\$503,280

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.09
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
Aug 11, 2023	Financing	Intrafamily Transfer			
Apr 27, 2015	Resale	Grant Deed	\$350,000	\$216	\$250K
Aug 23, 2012	Quitclaim	Quit Claim Transfer			\$239K
Oct 21, 2009	Quitclaim	Quit Claim Transfer			
Jun 23, 2008	Resale	Grant Deed	\$245,000	\$151	\$241K
May 30, 2007	Foreclosure sale	Trustees Deed	\$353,600	\$218	
Apr 29, 2005	Resale	Grant Deed	\$450,000	\$277	\$333K
Aug 2, 2000	Recorded document	Trustees Deed			
Sep 16, 1993	Resale	Grant Deed	\$147,000	\$91	\$140K
Dec 1, 1988	Resale	Grant Deed	\$133,000	\$82	\$126K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.2 mi
Hillcrest High School	High	9–12	1.3 mi
Lake Hills Elementary School	Elementary	KG–5	1.5 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	Absentee owner
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