

Single Family Residence **RESIDENTIAL**

# 12686 RIVERWOOD WAY

RIVERSIDE, CA 92503

**\$571,208** TopHap Estimate · \$381 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2.8**

BATHS

**1,500 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1989**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$571K**

\$529K low

\$614K high

Last Sale

**\$425,000 · Jul 14, 2005**

Est. Owner Equity

**\$273,708**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,881 (2025) |
| Assessed Value        | \$592,383      |
| Previous Assessed     | \$580,769      |
| Assessor Market Value | \$481,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.16                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jul 14, 2005 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jul 14, 2005 | Resale    | Grant Deed          | \$425,000 | \$283              | \$298K |
| Jan 10, 2005 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Aug 14, 2003 | Quitclaim | Quit Claim Transfer |           |                    | \$115K |
| Oct 1, 1998  | Quitclaim | Quit Claim Transfer |           |                    |        |
| May 8, 1998  | Resale    | Grant Deed          | \$61,250  | \$41               | \$82K  |
| Apr 1, 1989  | Resale    | Grant Deed          | \$129,000 | \$86               | \$116K |

## 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>57</div> <div>CRIME INDEX</div> | <div>105</div> <div>AIR POLLUTION</div> | <div>96,024</div> <div>POPULATION</div> | <div>\$87K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|