

Single Family Residence **RESIDENTIAL**

16631 ROCKY CREEK DR

RIVERSIDE, CA 92503

\$708,412 TopHap Estimate · \$270 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

2,627 ft²

LIVING AREA

0.26 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$708K

\$647K low

\$770K high

Last Sale

\$333,000 · Feb 25, 2011

Est. Owner Equity

\$410,712

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$6,751 (2025)
Assessed Value	\$554,055
Previous Assessed	\$543,192
Assessor Market Value	\$601,920

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.26
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 12, 2020	Quitclaim	Quit Claim Transfer			
May 12, 2020	Financing	Intrafamily Transfer			\$298K
Mar 14, 2011	Quitclaim	Quit Claim Transfer			
Feb 2, 2011	Resale	Grant Deed	\$333,000	\$127	\$250K
Nov 8, 2010	Quitclaim	Quit Claim Transfer			
Nov 11, 2010	Resale	Grant Deed	\$270,000	\$103	\$227K
Jun 24, 2010	Non-arms-length	Trustees Deed	\$455,685	\$173	
Jan 4, 2007	Financing	Intrafamily Transfer			\$417K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hills Elementary School	Elementary	KG–5	1.0 mi
Hillcrest High School	High	9–12	1.3 mi
Villegas Middle School	Middle	6–8	2.4 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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