

Single Family Residence **RESIDENTIAL**

# 14100 ROCK PL

RIVERSIDE, CA 92503

**\$796,049** TopHap Estimate · \$284 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,802 ft<sup>2</sup>**

LIVING AREA

**0.57 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$796K**

\$744K low

\$848K high

Last Sale

**\$550,000 · Jan 29, 2018**

Est. Owner Equity

**\$349,799**

Loan-to-Value

**49%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,959 (2025) |
| Assessed Value        | \$638,257      |
| Previous Assessed     | \$625,743      |
| Assessor Market Value | \$668,970      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.57                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

**11**  
FLOOD

**89**  
WILDFIRE

**64**  
HEAT

**5**  
STORM

**39**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Dec 18, 2017 | Resale          | Grant Deed          | \$550,000 | \$196              | \$440K |
| May 8, 2017  | Resale          | Grant Deed          | \$530,000 | \$189              | \$424K |
| May 13, 2014 | Resale          | Grant Deed          | \$417,000 | \$149              | \$431K |
| Jan 27, 2012 | Resale          | Grant Deed          | \$297,000 | \$106              | \$238K |
| Sep 1, 2011  | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Sep 8, 2011  | Non-arms-length | Trustees Deed       | \$276,750 | \$99               |        |
| Feb 21, 2008 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Sep 8, 2005  | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Feb 10, 2005 | Financing       | Grant Deed          |           |                    | \$400K |

|             |        |            |           |       |        |
|-------------|--------|------------|-----------|-------|--------|
| Aug 3, 2000 | Resale | Grant Deed | \$280,000 | \$100 | \$200K |
|-------------|--------|------------|-----------|-------|--------|

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Harrison Elementary School          | Elementary | KG–6   | 2.6 mi   |
| Arlington High School               | High       | 9–12   | 2.8 mi   |
| Frank Augustus Miller Middle School | Middle     | 7–8    | 3.9 mi   |

District: Riverside 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

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

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

## OWNERSHIP

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