

Single Family Residence **RESIDENTIAL**

12644 RIVERWOOD WAY

RIVERSIDE, CA 92503

\$473,863 TopHap Estimate · \$258 / ft² · confidence 92 · 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

8

ROOMS

2

PARKING

VALUATION

\$474K

\$435K low

\$513K high

Last Sale

\$220,000 · Nov 2, 2012

Est. Owner Equity

\$473,863

TAX & ASSESSMENT

Property Tax	\$6,320 (2025)
Assessed Value	\$455,756
Previous Assessed	\$446,820
Assessor Market Value	\$477,810

PROPERTY FACTS

Property Type	Single Family Residence
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
Sep 6, 2017	Quitclaim	Quit Claim Transfer			
May 22, 2014	Recorded document	Grant Deed			
Aug 27, 2012	Resale	Grant Deed	\$220,000	\$120	
Jun 11, 2006	Financing	Intrafamily Transfer			\$259K
Sep 9, 2005	Quitclaim	Quit Claim Transfer			
Jun 30, 1998	Resale	Grant Deed	\$150,000	\$82	\$147K
Apr 1, 1989	Resale	Grant Deed	\$104,636	\$57	\$113K

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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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