

Single Family Residence **RESIDENTIAL**

# 14482 ROCK PL

RIVERSIDE, CA 92503

**\$821,251** TopHap Estimate · \$264 / ft² · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**3,106 ft²**

LIVING AREA

**0.62 ac**

LOT SIZE

**2005**

YEAR BUILT

**2**

STORIES

**3**

PARKING

## VALUATION

**\$821K**

\$785K low

\$858K high

Last Sale

**\$525,000 · Jun 14, 2018**

Est. Owner Equity

**\$401,251**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,566 (2025) |
| Assessed Value        | \$609,298      |
| Previous Assessed     | \$597,352      |
| Assessor Market Value | \$591,840      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.62                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

**10**  
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   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Mar 29, 2018 | Resale            | Grant Deed          | \$525,000 | \$169              | \$420K |
| Mar 29, 2018 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Mar 6, 2006  | Resale            | Grant Deed          | \$645,000 | \$208              | \$516K |
| Jan 27, 2005 | Recorded document | Grant Deed          |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Harrison Elementary School          | Elementary | KG–6   | 2.8 mi   |
| Arlington High School               | High       | 9–12   | 2.9 mi   |
| Frank Augustus Miller Middle School | Middle     | 7–8    | 3.5 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <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 |
|-----------|----------------|