

Single Family Residence **RESIDENTIAL**

# 14489 ROCK PL

RIVERSIDE, CA 92503

**\$772,167** TopHap Estimate · \$248 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**3,109 ft<sup>2</sup>**

LIVING AREA

**0.38 ac**

LOT SIZE

**2005**

YEAR BUILT

**3**

STORIES

**3**

PARKING

## VALUATION

**\$772K**

\$726K low

\$819K high

Last Sale

**\$383,000 · Apr 17, 2013**

Est. Owner Equity

**\$462,167**

Loan-to-Value

**34%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,249 (2025) |
| Assessed Value        | \$481,048      |
| Previous Assessed     | \$471,617      |
| Assessor Market Value | \$651,690      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.38                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

**10**  
FLOOD

**90**  
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   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Jul 19, 2021 | Financing         | Intrafamily Transfer |           |                    | \$310K |
| Feb 21, 2013 | Resale            | Grant Deed           | \$383,000 | \$123              | \$364K |
| Oct 11, 2012 | Resale            | Grant Deed           | \$250,000 | \$80               |        |
| Jan 24, 2007 | Resale            | Grant Deed           | \$550,000 | \$177              |        |
| Jun 25, 2007 | Quitclaim         | Quit Claim Transfer  |           |                    | \$440K |
| Apr 15, 2005 | Recorded document | Grant Deed           |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Harrison Elementary School          | Elementary | KG–6   | 2.9 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

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