

Single Family Residence **RESIDENTIAL**

17434 MEADOW ROCK DR

RIVERSIDE, CA 92503

\$741,805 TopHap Estimate · \$423 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,755 ft²

LIVING AREA

0.25 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$742K

\$662K low

\$821K high

Last Sale

\$525,000 · Sep 21, 2004

Est. Owner Equity

\$269,305

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$8,969 (2025)
Assessed Value	\$746,417
Previous Assessed	\$731,783
Assessor Market Value	\$613,170

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.25
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
Sep 14, 2024	Financing	Intrafamily Transfer			
Sep 21, 2004	Resale	Grant Deed	\$525,000	\$299	\$420K
Sep 21, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hills Elementary School	Elementary	KG–5	1.5 mi
Hillcrest High School	High	9–12	2.3 mi
Villegas Middle School	Middle	6–8	3.1 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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