

Single Family Residence **RESIDENTIAL**

17452 MEADOW ROCK DR

RIVERSIDE, CA 92503

\$586,125 TopHap Estimate · \$406 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,445 ft²

LIVING AREA

0.12 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$586K

\$514K low

\$658K high

Last Sale

\$367,000 · Aug 31, 2015

Est. Owner Equity

\$9,869

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$6,108 (2025)
Assessed Value	\$509,167
Previous Assessed	\$499,185
Assessor Market Value	\$500,760

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.12
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
Jul 15, 2015	Resale	Grant Deed	\$367,000	\$254	\$360K
Nov 14, 2013	Quitclaim	Quit Claim Transfer			
Nov 14, 2013	Quitclaim	Quit Claim Transfer			\$202K
Nov 14, 2013	Quitclaim	Quit Claim Transfer			
Nov 2, 2010	Resale	Grant Deed	\$215,000	\$149	\$210K
Sep 21, 2010	Non-arms-length	Trustees Deed	\$220,000	\$152	
Jun 30, 2004	Resale	Grant Deed	\$370,000	\$256	\$350K
Sep 30, 1999	Resale	Grant Deed	\$161,000	\$111	\$160K

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.

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 NEIGHBORHOOD · ZIP 92503



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

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 OWNERSHIP

Occupancy	Owner occupied
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