

Single Family Residence **RESIDENTIAL**

# 14045 ROCK PL

RIVERSIDE, CA 92503

**\$438,750** TopHap Estimate · \$127 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**2.8**

BATHS

**3,445 ft<sup>2</sup>**

LIVING AREA

**0.62 ac**

LOT SIZE

**2001**

YEAR BUILT

**2**

STORIES

**3**

PARKING

## VALUATION

**\$439K**

\$399K low

\$479K high

Last Sale

**\$511,000 · Jul 21, 2017**

Est. Owner Equity

**\$438,750**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,467 (2025) |
| Assessed Value        | \$593,052      |
| Previous Assessed     | \$581,425      |
| Assessor Market Value | \$660,600      |

## 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          | Yes                     |

## CLIMATE RISK

**11**  
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   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Aug 9, 2017  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Jul 17, 2017 | Resale            | Grant Deed          | \$511,000 | \$148              |        |
| Feb 6, 2017  | Non-arms-length   | Trustees Deed       | \$467,500 | \$136              |        |
| Jul 16, 2014 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Nov 4, 2008  | Recorded document | Grant Deed          |           |                    |        |
| Apr 19, 2005 | Resale            | Grant Deed          | \$629,000 | \$183              | \$503K |
| Apr 19, 2005 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| May 18, 2005 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Jul 16, 2001 | Resale            | Grant Deed          | \$360,000 | \$104              | \$275K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Harrison Elementary School          | Elementary | KG–6   | 2.6 mi   |
| Arlington High School               | High       | 9–12   | 2.8 mi   |
| Frank Augustus Miller Middle School | Middle     | 7–8    | 4.0 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 | Absentee owner |
|-----------|----------------|