

Single Family Residence **RESIDENTIAL**

17821 MORNING ROCK CIR

RIVERSIDE, CA 92503

\$755,332 TopHap Estimate · \$393 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2.8
BATHS

1,921 ft²
LIVING AREA

0.25 ac
LOT SIZE

1998
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$755K

\$711K low

\$800K high

Last Sale

\$375,000 · Jan 15, 2026

Est. Owner Equity

\$755,332

TAX & ASSESSMENT

Property Tax	\$8,199 (2025)
Assessed Value	\$681,896
Previous Assessed	\$668,527
Assessor Market Value	\$573,480

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	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 3, 2026	Financing	Gift Deed			
Jan 14, 2024	Financing	Intrafamily Transfer			
Dec 9, 2025	Resale	Grant Deed	\$750,000	\$390	\$600K
Aug 25, 2023	Financing	Intrafamily Transfer			
Aug 11, 2006	Resale	Grant Deed	\$499,000	\$260	\$378K
Aug 8, 2005	Resale	Grant Deed	\$487,000	\$254	\$365K
Nov 19, 1998	Resale	Grant Deed	\$167,000	\$87	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hills Elementary School	Elementary	KG–5	1.6 mi
Hillcrest High School	High	9–12	2.5 mi
Villegas Middle School	Middle	6–8	3.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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