

Single Family Residence **RESIDENTIAL**

16649 ROCKY CREEK DR

RIVERSIDE, CA 92503

\$796,509 TopHap Estimate · \$303 / ft² · confidence 98 · as of Jul 14, 2026



4
BEDS

2.8
BATHS

2,627 ft²
LIVING AREA

0.24 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$797K

\$777K low

\$816K high

Last Sale

\$410,000 · Sep 13, 2013

Est. Owner Equity

\$506,509

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$6,158 (2025)
Assessed Value	\$512,641
Previous Assessed	\$502,591
Assessor Market Value	\$627,030

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.24
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
Jun 20, 2013	Resale	Grant Deed	\$410,000	\$156	\$328K
May 11, 2004	Quitclaim	Quit Claim Transfer			\$334K
Feb 19, 2003	Resale	Grant Deed	\$374,500	\$143	\$300K
Aug 5, 1993	Resale	Grant Deed	\$228,000	\$87	\$217K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hills Elementary School	Elementary	KG–5	1.0 mi
Hillcrest High School	High	9–12	1.4 mi
Villegas Middle School	Middle	6–8	2.4 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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