

Single Family Residence **RESIDENTIAL**

12635 RIVERWOOD WAY

RIVERSIDE, CA 92503

\$508,695 TopHap Estimate · \$407 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,250 ft²

LIVING AREA

0.11 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$509K

\$471K low

\$547K high

Last Sale

\$140,000 · Dec 11, 2013

Est. Owner Equity

\$329,195

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$5,046 (2025)
Assessed Value	\$350,091
Previous Assessed	\$343,227
Assessor Market Value	\$436,950

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.11
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
Nov 14, 2013	Resale	Grant Deed	\$280,000	\$224	\$224K
May 9, 2002	Resale	Grant Deed	\$182,000	\$146	\$137K
Feb 8, 2002	Non-arms-length	Grant Deed	\$10,500	\$8	\$120K
Mar 1, 1989	Resale	Grant Deed	\$113,000	\$90	\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.4 mi
Hillcrest High School	High	9–12	1.0 mi
Lake Hills Elementary School	Elementary	KG–5	1.2 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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