

Single Family Residence **RESIDENTIAL**

17784 MORNING ROCK CIR

RIVERSIDE, CA 92503

\$719,576 TopHap Estimate · \$375 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2.8

BATHS

1,921 ft²

LIVING AREA

0.57 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$720K

\$704K low

\$735K high

Last Sale

\$580,000 · Feb 11, 2021

Est. Owner Equity

\$197,576

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$7,777 (2025)
Assessed Value	\$640,363
Previous Assessed	\$627,808
Assessor Market Value	\$510,750

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.57
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 1, 2021	Resale	Grant Deed	\$580,000	\$302	\$522K
Jan 28, 2021	Financing	Intrafamily Transfer			
Jan 24, 2013	Quitclaim	Quit Claim Transfer			\$361K
Dec 5, 2005	Quitclaim	Quit Claim Transfer			
Dec 5, 2005	Financing	Intrafamily Transfer			
Nov 1, 2001	Resale	Grant Deed	\$230,000	\$120	\$184K
Nov 20, 1998	Resale	Grant Deed	\$87,500	\$46	\$104K

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	3.2 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------