

Single Family Residence **RESIDENTIAL**

17446 MEADOW ROCK DR

RIVERSIDE, CA 92503

\$749,999 TopHap Estimate · \$427 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,755 ft²

LIVING AREA

0.13 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$750K

\$714K low

\$786K high

Last Sale

\$347,500 · Sep 22, 2023

Est. Owner Equity

\$184,999

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$7,137 (2025)
Assessed Value	\$594,544
Previous Assessed	\$582,887
Assessor Market Value	\$550,080

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.13
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
May 27, 2025	Financing	Intrafamily Transfer			\$565K
Aug 25, 2023	Financing	Intrafamily Transfer			
Aug 25, 2023	Resale	Grant Deed	\$695,000	\$396	\$500K
Apr 6, 2012	Quitclaim	Quit Claim Transfer			\$169K
Oct 1, 1999	Resale	Grant Deed	\$200,000	\$114	\$194K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hills Elementary School	Elementary	KG–5	1.5 mi
Hillcrest High School	High	9–12	2.3 mi
Villegas Middle School	Middle	6–8	3.1 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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