

Single Family Residence **RESIDENTIAL**

17470 MEADOW ROCK DR

RIVERSIDE, CA 92503

\$699,865 TopHap Estimate · \$399 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,755 ft²

LIVING AREA

0.1 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$700K

\$651K low

\$749K high

Last Sale

\$275,000 · Sep 28, 2012

Est. Owner Equity

\$699,865

TAX & ASSESSMENT

Property Tax	\$4,133 (2025)
Assessed Value	\$345,398
Previous Assessed	\$338,626
Assessor Market Value	\$542,700

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.10
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 23, 2025	Financing	Transfer On Death Deed			
May 23, 2025	Financing	Transfer On Death Deed			
May 25, 2019	Quitclaim	Quit Claim Transfer			
Sep 24, 2012	Resale	Grant Deed	\$275,000	\$157	\$270K
Sep 24, 2012	Quitclaim	Quit Claim Transfer			
Sep 25, 2012	Recorded document	Affidavit Of Death			
Sep 24, 1999	Resale	Grant Deed	\$164,000	\$93	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hills Elementary School	Elementary	KG–5	1.6 mi
Hillcrest High School	High	9–12	2.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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