

Single Family Residence **RESIDENTIAL**

17482 MEADOW ROCK DR

RIVERSIDE, CA 92503

\$759,999 TopHap Estimate · \$396 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2.8

BATHS

1,921 ft²

LIVING AREA

0.15 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$760K

\$743K low

\$777K high

Last Sale

\$330,000 · Jan 14, 2022

Est. Owner Equity

\$261,150

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$8,669 (2025)
Assessed Value	\$714,403
Previous Assessed	\$700,396
Assessor Market Value	\$579,420

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.15
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
Dec 14, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Dec 9, 2021	Resale	Grant Deed	\$660,000	\$344	\$443K
Apr 12, 2004	Quitclaim	Quit Claim Transfer			
Apr 9, 2004	Quitclaim	Quit Claim Transfer			\$192K
Aug 14, 2003	Quitclaim	Quit Claim Transfer			
Sep 24, 1999	Quitclaim	Quit Claim Transfer			
Sep 24, 1999	Resale	Trustees Deed	\$192,000	\$100	\$183K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hills Elementary School	Elementary	KG–5	1.6 mi
Hillcrest High School	High	9–12	2.4 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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