

Single Family Residence **RESIDENTIAL**

12625 RIVERWOOD WAY

RIVERSIDE, CA 92503

\$554,706 TopHap Estimate · \$301 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

1,840 ft²

LIVING AREA

0.11 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$555K

\$499K low

\$611K high

Last Sale

\$143,000 · Jul 13, 1994

Est. Owner Equity

\$418,856

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$3,778 (2025)
Assessed Value	\$244,954
Previous Assessed	\$240,152
Assessor Market Value	\$492,210

PROPERTY FACTS

Property Type	Single Family Residence
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
Jul 13, 1994	Resale	Grant Deed	\$143,000	\$78	\$136K
Mar 1, 1989	Resale	Grant Deed	\$145,000	\$79	\$144K

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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