

Single Family Residence **RESIDENTIAL**

869 ROCK RIVER DR

PALM DESERT, CA 92260

\$8,621,209 TopHap Estimate · \$1,059 / ft² · confidence 88 · as of Jul 14, 2026

4

BEDS

3.8

BATHS

8,141 ft²

LIVING AREA

0.73 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$8.6M

\$7.6M low

\$9.7M high

Last Sale

\$4,435,000 · May 5, 2017

Est. Owner Equity

\$2,692,209

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax

\$63,508 (2025)

Assessed Value

\$5,250,132

Previous Assessed

\$5,147,190

Assessor Market Value

\$4,089,510

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.73
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
Apr 17, 2017	Resale	Grant Deed	\$4,435,000	\$545	\$3M
Jan 26, 2010	Resale	Grant Deed	\$5,823,500	\$715	
Apr 2, 2009	Recorded document	Grant Deed			
Dec 15, 2006	Financing	Trustees Deed			\$5M
Sep 25, 2006	Financing	Grant Deed			\$2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Washington Charter School	Elementary	KG–5	2.4 mi
Palm Desert Charter Middle School	Middle	6–8	3.6 mi
Palm Desert High School	High	9–12	3.7 mi

District: Desert Sands 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 92260

180 CRIME INDEX	93 AIR POLLUTION	33,235 POPULATION	\$74K MEDIAN IN-COME	69°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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