

Single Family Residence **RESIDENTIAL**

17881 MORNING ROCK CIR

RIVERSIDE, CA 92503

\$620,345 TopHap Estimate · \$429 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,445 ft²
LIVING AREA

0.16 ac
LOT SIZE

1998
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$620K

\$570K low

\$671K high

Last Sale

\$275,000 · Jun 4, 2021

Est. Owner Equity

\$125,345

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$7,385 (2025)
Assessed Value	\$607,240
Previous Assessed	\$595,335
Assessor Market Value	\$485,550

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.16
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
Apr 12, 2021	Financing	Intrafamily Transfer			
Apr 12, 2021	Resale	Grant Deed	\$550,000	\$381	\$495K
Jan 24, 2020	Quitclaim	Quit Claim Transfer			\$273K
Dec 19, 2014	Quitclaim	Quit Claim Transfer			
Dec 19, 2014	Quitclaim	Quit Claim Transfer			\$227K
Nov 19, 2008	Resale	Grant Deed	\$245,000	\$170	\$242K
Aug 7, 2008	Non-arms-length	Trustees Deed	\$233,325	\$161	
Jul 5, 2006	Resale	Grant Deed	\$445,000	\$308	\$356K
Jul 5, 2006	Recorded document	Grant Deed			
Apr 5, 2002	Resale	Grant Deed	\$215,000	\$149	\$194K
Dec 14, 2001	Resale	Grant Deed	\$207,000	\$143	\$206K
Nov 24, 1998	Resale	Grant Deed	\$138,000	\$96	\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hills Elementary School	Elementary	KG–5	1.7 mi
Hillcrest High School	High	9–12	2.5 mi
Villegas Middle School	Middle	6–8	3.3 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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