

Single Family Residence **RESIDENTIAL**

12605 RIVERWOOD WAY

RIVERSIDE, CA 92503

\$536,954 TopHap Estimate · \$292 / ft² · confidence 90 · as of Jul 14, 2026



4
BEDS

2.8
BATHS

1,840 ft²
LIVING AREA

0.12 ac
LOT SIZE

1989
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$537K

\$483K low

\$591K high

Last Sale

\$290,000 · Aug 26, 2010

Est. Owner Equity

\$158,131

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$3,594 (2025)
Assessed Value	\$378,955
Previous Assessed	\$371,526
Assessor Market Value	\$529,560

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.12
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
Jun 29, 2010	Resale	Grant Deed	\$290,000	\$158	\$286K
Dec 29, 2009	Quitclaim	Quit Claim Transfer			
Dec 29, 2009	Resale	Grant Deed	\$225,000	\$122	\$180K
Mar 8, 2010	Quitclaim	Quit Claim Transfer			
Jan 30, 2009	Quitclaim	Quit Claim Transfer			
Mar 11, 2009	Foreclosure sale	Trustees Deed	\$191,250	\$104	
Aug 20, 1999	Resale	Grant Deed	\$175,000	\$95	\$174K
Apr 26, 1996	Quitclaim	Quit Claim Transfer			
Apr 1, 1989	Non-arms-length	Trustees Deed	\$159,000	\$86	

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
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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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