

Single Family Residence **RESIDENTIAL**

16306 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$722,576 TopHap Estimate · \$305 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

2,372 ft²

LIVING AREA

0.42 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$723K

\$637K low

\$808K high

Last Sale

\$467,000 · Aug 20, 2007

Est. Owner Equity

\$221,990

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$6,777 (2025)
Assessed Value	\$625,659
Previous Assessed	\$613,392
Assessor Market Value	\$578,340

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	RIVERSIDE
Lot (acres)	0.42
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 13, 2007	Resale	Grant Deed	\$467,000	\$197	\$362K
May 31, 2007	Non-arms-length	Trustees Deed	\$488,250	\$206	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.8 mi
Frank Augustus Miller Middle School	Middle	7–8	1.8 mi
Martin Luther King High School	High	9–12	2.6 mi

District: Riverside 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K 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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