

Single Family Residence **RESIDENTIAL**

17290 RIDGE CANYON DR

RIVERSIDE, CA 92506

\$985,764 TopHap Estimate · \$506 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,948 ft²

LIVING AREA

9.23 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$986K

\$935K low

\$1M high

Last Sale

\$228,500 · Oct 30, 2009

Est. Owner Equity

\$802,964

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$4,026 (2025)
Assessed Value	\$368,635
Previous Assessed	\$361,408
Assessor Market Value	\$418,770

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
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
Mar 25, 2009	Resale	Corporation Deed	\$228,500	\$117	\$183K
Apr 29, 2008	Non-arms-length	Trustees Deed	\$404,717	\$208	
Jan 5, 2006	Resale	Grant Deed	\$610,000	\$313	\$488K
Jan 5, 2006	Recorded document	Grant Deed			
Jan 5, 2006	Recorded document	Grant Deed			
Feb 15, 2000	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.2 mi
Frank Augustus Miller Middle School	Middle	7–8	1.4 mi
Martin Luther King High School	High	9–12	1.8 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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