

Single Family Residence **RESIDENTIAL**

16856 RIDGE CLIFF DR

RIVERSIDE, CA 92503

\$953,673 TopHap Estimate · \$195 / ft² · confidence 98 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

4,895 ft²
LIVING AREA

0.38 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$954K

\$932K low

\$975K high

Last Sale

\$474,500 · Dec 9, 2022

Est. Owner Equity

\$194,473

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$15,204 (2025)
Assessed Value	\$1,007,085
Previous Assessed	\$987,339
Assessor Market Value	\$823,590

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.38
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
Nov 30, 2022	Resale	Grant Deed	\$949,000	\$194	\$759K
Feb 9, 2016	Quitclaim	Quit Claim Transfer			
May 11, 2012	Resale	Grant Deed	\$340,000	\$69	\$238K
May 11, 2012	Quitclaim	Quit Claim Transfer			
Jun 5, 2009	Resale	Grant Deed	\$450,000	\$92	\$350K
May 11, 2006	Financing	Grant Deed			\$816K
Aug 11, 2006	Resale	Grant Deed	\$1,068,500	\$218	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hills Elementary School	Elementary	KG–5	0.5 mi
Hillcrest High School	High	9–12	1.3 mi
Villegas Middle School	Middle	6–8	2.0 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	Absentee owner
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