

Single Family Residence **RESIDENTIAL**

16861 RIDGE CLIFF DR

RIVERSIDE, CA 92503

\$1,190,000 TopHap Estimate · \$281 / ft² · confidence 77 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

4,237 ft²

LIVING AREA

0.34 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.2M

\$915K low

\$1.5M high

Last Sale

\$770,500 · Aug 23, 2006

Est. Owner Equity

\$474,000

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$15,666 (2025)
Assessed Value	\$1,052,533
Previous Assessed	\$1,031,896
Assessor Market Value	\$843,570

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.34
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
May 11, 2006	Recorded document	Grant Deed			
Aug 11, 2006	Resale	Grant Deed	\$770,500	\$182	\$616K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hills Elementary School	Elementary	KG–5	0.5 mi
Hillcrest High School	High	9–12	1.4 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	Owner occupied
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