

Single Family Residence **RESIDENTIAL**

16442 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$753,223 TopHap Estimate · \$271 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.3

BATHS

2,778 ft²

LIVING AREA

0.47 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

9

ROOMS

3

PARKING

VALUATION

\$753K

\$682K low

\$824K high

Last Sale

\$225,000 · Nov 18, 1994

Est. Owner Equity

\$218,488

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$4,241 (2025)
Assessed Value	\$385,460
Previous Assessed	\$377,903
Assessor Market Value	\$1,032,750

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.47
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 18, 1994	Resale	Grant Deed	\$225,000	\$81	\$203K
Oct 6, 1993	Non-arms-length	Trustees Deed	\$247,814	\$89	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.7 mi
Frank Augustus Miller Middle School	Middle	7–8	1.6 mi
Martin Luther King High School	High	9–12	2.4 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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