

Single Family Residence **RESIDENTIAL**

16311 PICK PL

RIVERSIDE, CA 92504

\$746,235 TopHap Estimate · \$365 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,045 ft²

LIVING AREA

1.05 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$746K

\$680K low

\$813K high

Last Sale

\$490,000 · Aug 4, 2017

Est. Owner Equity

\$466,235

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$6,202 (2025)
Assessed Value	\$568,680
Previous Assessed	\$557,531
Assessor Market Value	\$602,460

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	No

CLIMATE RISK

45
FLOOD

84
WILDFIRE

65
HEAT

5
STORM

39
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 5, 2017	Resale	Grant Deed	\$490,000	\$240	\$280K
Jul 27, 2012	Resale	Grant Deed	\$320,000	\$156	\$327K
Aug 1, 2011	Resale	Grant Deed	\$300,000	\$147	
Apr 11, 2011	Non-arms-length	Trustees Deed	\$230,500	\$113	
Oct 24, 2003	Financing	Grant Deed			\$260K
Oct 8, 1997	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.6 mi
Frank Augustus Miller Middle School	Middle	7–8	2.6 mi

Martin Luther King High School	High	9–12	3.5 mi
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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 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K 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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