

Single Family Residence **RESIDENTIAL**

16300 PICK PL

RIVERSIDE, CA 92504

\$997,204 TopHap Estimate · \$347 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,874 ft²

LIVING AREA

0.87 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$997K

\$962K low

\$1M high

Last Sale

\$449,500 · Aug 3, 2022

Est. Owner Equity

\$98,204

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$11,073 (2025)
Assessed Value	\$954,025
Previous Assessed	\$935,319
Assessor Market Value	\$750,420

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.87
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

45 FLOOD	84 WILDFIRE	65 HEAT	5 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 15, 2022	Resale	Grant Deed	\$899,000	\$313	\$899K
Mar 11, 2019	Resale	Grant Deed	\$629,000	\$219	\$503K
Nov 16, 2015	Resale	Grant Deed	\$422,500	\$147	\$150K
Jun 12, 2015	Resale	Grant Deed	\$320,000	\$111	
Jun 30, 2015	Quitclaim	Quit Claim Transfer			
Jul 18, 2014	Quitclaim	Quit Claim Transfer			
Nov 8, 2011	Resale	Grant Deed	\$305,000	\$106	\$244K
Mar 15, 2011	Foreclosure sale	Trustees Deed	\$308,250	\$107	
Jun 27, 1996	Recorded document	Trustees Deed			

Jun 27, 1996	Resale	Trustees Deed	\$225,000	\$78	\$169K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.5 mi
Frank Augustus Miller Middle School	Middle	7–8	2.5 mi
Martin Luther King High School	High	9–12	3.4 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 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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