

Single Family Residence **RESIDENTIAL**

16293 RANCH RD

RIVERSIDE, CA 92504

\$731,906 TopHap Estimate · \$372 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,966 ft²

LIVING AREA

0.64 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$732K

\$651K low

\$813K high

Last Sale

\$342,500 · Dec 26, 2024

Est. Owner Equity

\$168,126

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$7,617 (2025)
Assessed Value	\$698,699
Previous Assessed	\$685,000
Assessor Market Value	\$607,320

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.64
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

49 FLOOD	76 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
Dec 2, 2024	Resale	Grant Deed	\$685,000	\$348	\$548K
Apr 26, 2022	Resale	Grant Deed	\$680,000	\$346	\$680K
Nov 29, 2017	Quitclaim	Quit Claim Transfer			\$328K
Mar 6, 2015	Resale	Grant Deed	\$325,000	\$165	\$298K
Mar 20, 2015	Financing	Intrafamily Transfer			
Oct 10, 2010	Quitclaim	Quit Claim Transfer			\$228K
Jun 11, 2009	Quitclaim	Quit Claim Transfer			
May 5, 2009	Resale	Grant Deed	\$230,000	\$117	\$226K
Dec 27, 2004	Quitclaim	Quit Claim Transfer			

Dec 27, 2004	Quitclaim	Quit Claim Transfer		
Oct 22, 2004	Quitclaim	Quit Claim Transfer		
May 4, 2004	Quitclaim	Quit Claim Transfer		
Apr 17, 1998	Resale	Grant Deed	\$64,000	\$33

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.7 mi
Frank Augustus Miller Middle School	Middle	7–8	1.8 mi
Martin Luther King High School	High	9–12	2.6 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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