

Single Family Residence **RESIDENTIAL**

16220 RANCH RD

RIVERSIDE, CA 92504

\$950,355 TopHap Estimate · \$338 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

2.8

BATHS

2,814 ft²

LIVING AREA

1.51 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$950K

\$846K low

\$1.1M high

Last Sale

\$407,500 · Mar 12, 2024

Est. Owner Equity

\$216,855

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$9,245 (2025)
Assessed Value	\$847,924
Previous Assessed	\$831,299
Assessor Market Value	\$723,060

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
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
Feb 2, 2024	Resale	Grant Deed	\$815,000	\$290	\$734K
Apr 11, 2019	Quitclaim	Quit Claim Transfer			
May 2, 2012	Recorded document	Grant Deed			
Aug 22, 2005	Financing	Grant Deed			\$365K
Oct 1, 2003	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.7 mi
Frank Augustus Miller Middle School	Middle	7–8	1.7 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	Absentee owner
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