

Single Family Residence **RESIDENTIAL**

16885 RIDGE CLIFF DR

RIVERSIDE, CA 92503

\$921,696 TopHap Estimate · \$188 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

4,895 ft²

LIVING AREA

0.46 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$922K

\$837K low

\$1M high

Last Sale

\$460,500 · Nov 2, 2011

Est. Owner Equity

\$573,696

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$10,089 (2025)
Assessed Value	\$589,963
Previous Assessed	\$578,397
Assessor Market Value	\$952,650

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.46
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 31, 2024	Financing	Intrafamily Transfer			
Nov 3, 2014	Quitclaim	Quit Claim Transfer			\$348K
Sep 16, 2011	Resale	Grant Deed	\$460,500	\$94	\$359K
Oct 27, 2011	Quitclaim	Quit Claim Transfer			
Sep 11, 2008	Resale	Grant Deed	\$540,000	\$110	
Jun 26, 2008	Resale	Grant Deed	\$530,000	\$108	\$508K
Jan 7, 2008	Non-arms-length	Trustees Deed	\$735,006	\$150	
Mar 29, 2007	Quitclaim	Quit Claim Transfer			
Aug 7, 2006	Recorded document	Grant Deed			
Aug 11, 2006	Resale	Grant Deed	\$867,500	\$177	\$650K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hills Elementary School	Elementary	KG–5	0.5 mi
Hillcrest High School	High	9–12	1.4 mi
Villegas Middle School	Middle	6–8	2.1 mi

District: Alvord 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 92503

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K 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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