

Single Family Residence **RESIDENTIAL**

16070 RANCHO VIEJO DR

RIVERSIDE, CA 92506

\$914,419 TopHap Estimate · \$374 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

2,444 ft²

LIVING AREA

0.59 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$914K

\$850K low

\$979K high

Last Sale

\$622,500 · Mar 15, 2021

Est. Owner Equity

\$144,419

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$7,487 (2025)
Assessed Value	\$686,764
Previous Assessed	\$673,299
Assessor Market Value	\$549,270

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.59
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

48
FLOOD

77
WILDFIRE

65
HEAT

5
STORM

39
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 10, 2021	Resale	Grant Deed	\$622,500	\$255	\$540K
Aug 20, 2007	Quitclaim	Quit Claim Transfer			
Aug 1, 1988	Resale	Grant Deed	\$205,000	\$84	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.8 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K 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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