

Single Family Residence **RESIDENTIAL**

16050 RANCHO VIEJO DR

RIVERSIDE, CA 92506

\$640,414 TopHap Estimate · \$355 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

1,804 ft²

LIVING AREA

0.59 ac

LOT SIZE

1975

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$640K

\$578K low

\$703K high

Last Sale

\$491,000 · Jun 2, 2020

Est. Owner Equity

\$274,414

Loan-to-Value

56%

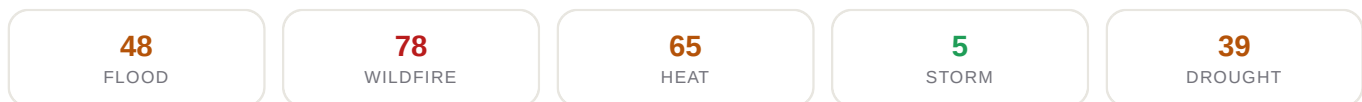
TAX & ASSESSMENT

Property Tax	\$5,896 (2025)
Assessed Value	\$547,714
Previous Assessed	\$536,976
Assessor Market Value	\$510,210

PROPERTY FACTS

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

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 7, 2020	Resale	Grant Deed	\$491,000	\$272	\$366K
Jan 8, 2020	Resale	Grant Deed	\$386,000	\$214	
Dec 27, 2019	Recorded document	Affidavit Of Death			
Dec 23, 2019	Resale	Grant Deed	\$290,000	\$161	
Dec 27, 2019	Recorded document	Affidavit Of Death			
Mar 28, 2017	Quitclaim	Quit Claim Transfer			
Mar 28, 2017	Recorded document	Affidavit Of Death			

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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