

Single Family Residence **RESIDENTIAL**

16965 RIDGE CANYON DR

RIVERSIDE, CA 92506

\$622,076 TopHap Estimate · \$453 / ft² · confidence 88 · as of Jul 14, 2026



3
BEDS

1.8
BATHS

1,374 ft²
LIVING AREA

1.3 ac
LOT SIZE

1963
YEAR BUILT

1
STORIES

5
ROOMS

4
PARKING

VALUATION

\$622K

\$545K low

\$700K high

Est. Owner Equity

\$622,076

TAX & ASSESSMENT

Property Tax	\$2,526 (2025)
Assessed Value	\$230,517
Previous Assessed	\$225,998
Assessor Market Value	\$590,490

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 16, 2026	Financing	Grant Deed			
Dec 16, 2002	Quitclaim	Quit Claim Transfer			
Mar 26, 1991	Quitclaim	Quit Claim Transfer			\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.0 mi
Frank Augustus Miller Middle School	Middle	7–8	1.5 mi
Martin Luther King High School	High	9–12	2.0 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	Absentee owner
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