

Single Family Residence **RESIDENTIAL**

17050 RIDGE CANYON DR

RIVERSIDE, CA 92506

\$921,183 TopHap Estimate · \$579 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,590 ft²

LIVING AREA

2.5 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$921K

\$872K low

\$970K high

Last Sale

\$465,000 · Feb 26, 2016

Est. Owner Equity

\$532,183

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$6,138 (2025)
Assessed Value	\$561,467
Previous Assessed	\$550,459
Assessor Market Value	\$627,930

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 20, 2016	Resale	Grant Deed	\$465,000	\$292	\$417K
Feb 9, 2011	Recorded document	Grant Deed			
Dec 28, 2006	Financing	Grant Deed			\$413K
Sep 24, 2004	Quitclaim	Quit Claim Transfer			
Oct 1, 2004	Quitclaim	Quit Claim Transfer			
Sep 16, 2002	Quitclaim	Quit Claim Transfer			
Aug 9, 2001	Quitclaim	Quit Claim Transfer			
Jun 26, 1992	Quitclaim	Quit Claim Transfer			\$190K
Nov 1, 1989	Quitclaim	Quit Claim Transfer			\$140K
Nov 1, 1989	Resale	Trustees Deed	\$155,000	\$97	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.1 mi
Frank Augustus Miller Middle School	Middle	7–8	1.5 mi

Martin Luther King High School	High	9–12	2.0 mi
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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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