

Single Family Residence **RESIDENTIAL**

# 16305 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

**\$784,093** TopHap Estimate · \$333 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**4**

BEDS

**1.8**

BATHS

**2,352 ft<sup>2</sup>**

LIVING AREA

**0.45 ac**

LOT SIZE

**1975**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$784K**

\$698K low

\$870K high

Last Sale

**\$385,000 · Jun 30, 2010**

Est. Owner Equity

**\$291,956**

Loan-to-Value

**58%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,612 (2025) |
| Assessed Value        | \$511,462      |
| Previous Assessed     | \$501,434      |
| Assessor Market Value | \$688,230      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.45                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| May 21, 2010 | Resale    | Grant Deed          | \$385,000 | \$164              | \$335K |
| May 30, 2001 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jun 18, 1997 | Resale    | Grant Deed          | \$210,000 | \$89               | \$193K |

## 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   | 2.5 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

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>65</div> <div>CRIME INDEX</div> | <div>104</div> <div>AIR POLLUTION</div> | <div>47,695</div> <div>POPULATION</div> | <div>\$109K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|