

Single Family Residence **RESIDENTIAL**

16465 PICK PL

RIVERSIDE, CA 92504

\$793,773 TopHap Estimate · \$305 / ft² · confidence 81 · as of Jul 14, 2026

4
BEDS

2
BATHS

2,600 ft²
LIVING AREA

1.52 ac
LOT SIZE

1989
YEAR BUILT

1
STORIES

VALUATION

\$794K

\$645K low

\$943K high

Last Sale

\$166,500 · May 11, 1994

Est. Owner Equity

\$429,506

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax

\$6,736 (2025)

Assessed Value

\$617,289

Previous Assessed

\$605,186

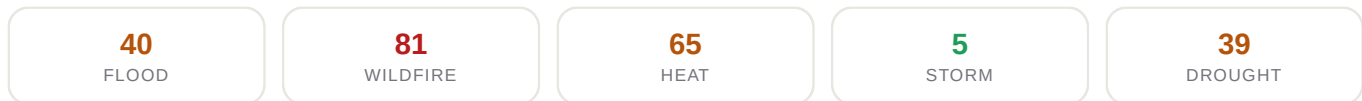
Assessor Market Value

\$705,780

PROPERTY FACTS

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

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 16, 2013	Quitclaim	Quit Claim Transfer			
Mar 31, 2003	Quitclaim	Quit Claim Transfer			\$133K
May 11, 1994	Non-arms-length	Grant Deed	\$83,250	\$32	\$150K
Sep 29, 1993	Non-arms-length	Trustees Deed	\$185,013	\$71	
May 1, 1989	Resale	Grant Deed	\$200,000	\$77	\$150K
May 1, 1988	Quitclaim	Quit Claim Transfer			\$518K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.5 mi
Frank Augustus Miller Middle School	Middle	7–8	2.6 mi
Martin Luther King High School	High	9–12	3.5 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 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K 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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