

Single Family Residence **RESIDENTIAL**

16640 VALLE VISTA WAY

RIVERSIDE, CA 92506

\$1,029,308 TopHap Estimate · \$457 / ft² · confidence 92 · as of Jun 23, 2026



4

BEDS

1.8

BATHS

2,252 ft²

LIVING AREA

1.04 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1M

\$947K low

\$1.1M high

Last Sale

\$517,500 · Mar 10, 2025

Est. Owner Equity

\$201,308

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$4,831 (2025)
Assessed Value	\$1,034,280
Previous Assessed	\$433,938
Assessor Market Value	\$664,290

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 26, 2012	Resale	Grant Deed	\$315,000	\$140	\$307K
Apr 19, 2011	Resale	Grant Deed	\$200,000	\$89	
May 2, 2008	Quitclaim	Quit Claim Transfer			\$318K
Dec 27, 1996	Resale	Grant Deed	\$162,000	\$72	\$142K
Nov 7, 1996	Non-arms-length	Trustees Deed	\$188,798	\$84	
Sep 1, 1989	Resale	Grant Deed	\$225,000	\$100	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.3 mi
Frank Augustus Miller Middle School	Middle	7–8	1.9 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

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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