

Single Family Residence **RESIDENTIAL**

16355 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$817,205 TopHap Estimate · \$344 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

2,374 ft²

LIVING AREA

0.5 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$817K

\$725K low

\$909K high

Last Sale

\$365,000 · Dec 27, 2023

Est. Owner Equity

\$123,705

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$8,310 (2025)
Assessed Value	\$759,491
Previous Assessed	\$744,600
Assessor Market Value	\$616,230

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.50
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 8, 2023	Resale	Grant Deed	\$730,000	\$307	\$694K
May 10, 2013	Quitclaim	Quit Claim Transfer			
Mar 5, 2013	Financing	Intrafamily Transfer			\$555K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.7 mi
Frank Augustus Miller Middle School	Middle	7–8	1.7 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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