

Single Family Residence **RESIDENTIAL**

16399 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$717,419 TopHap Estimate · \$329 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

2,178 ft²

LIVING AREA

0.51 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$717K

\$663K low

\$772K high

Last Sale

\$170,000 · Dec 12, 1997

Est. Owner Equity

\$458,219

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$2,982 (2025)
Assessed Value	\$276,839
Previous Assessed	\$271,412
Assessor Market Value	\$576,900

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.51
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
Apr 11, 2016	Quitclaim	Quit Claim Transfer			
Dec 12, 1997	Resale	Grant Deed	\$170,000	\$78	\$162K

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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