

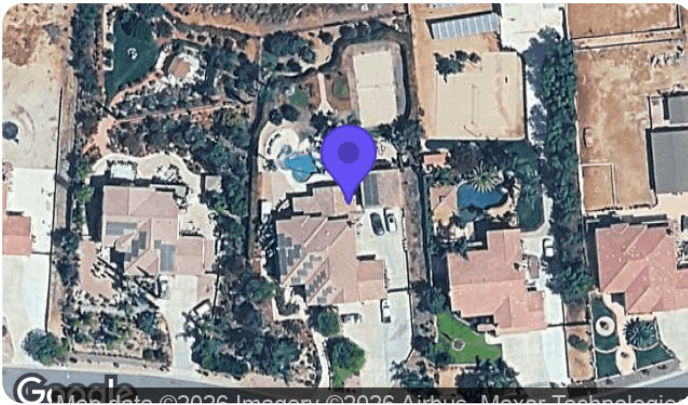
Single Family Residence

RESIDENTIAL

16778 NANDINA AVE

RIVERSIDE, CA 92504

\$1,780,817 TopHap Estimate · \$328 / ft² · confidence 85 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

5,426 ft²
LIVING AREA

0.9 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$1.8M

\$1.5M low

\$2.1M high

Last Sale

\$874,500 · Oct 31, 2025

Est. Owner Equity

\$381,617

Loan-to-Value

78%

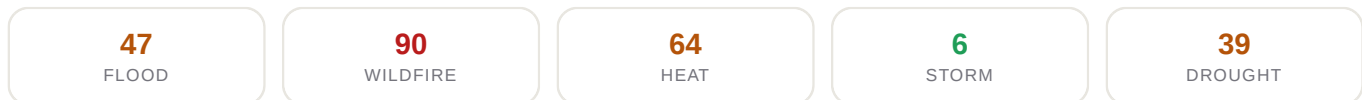
TAX & ASSESSMENT

Property Tax	\$16,414 (2025)
Assessed Value	\$1,749,000
Previous Assessed	\$1,168,008
Assessor Market Value	\$1,109,610

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.90
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK



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

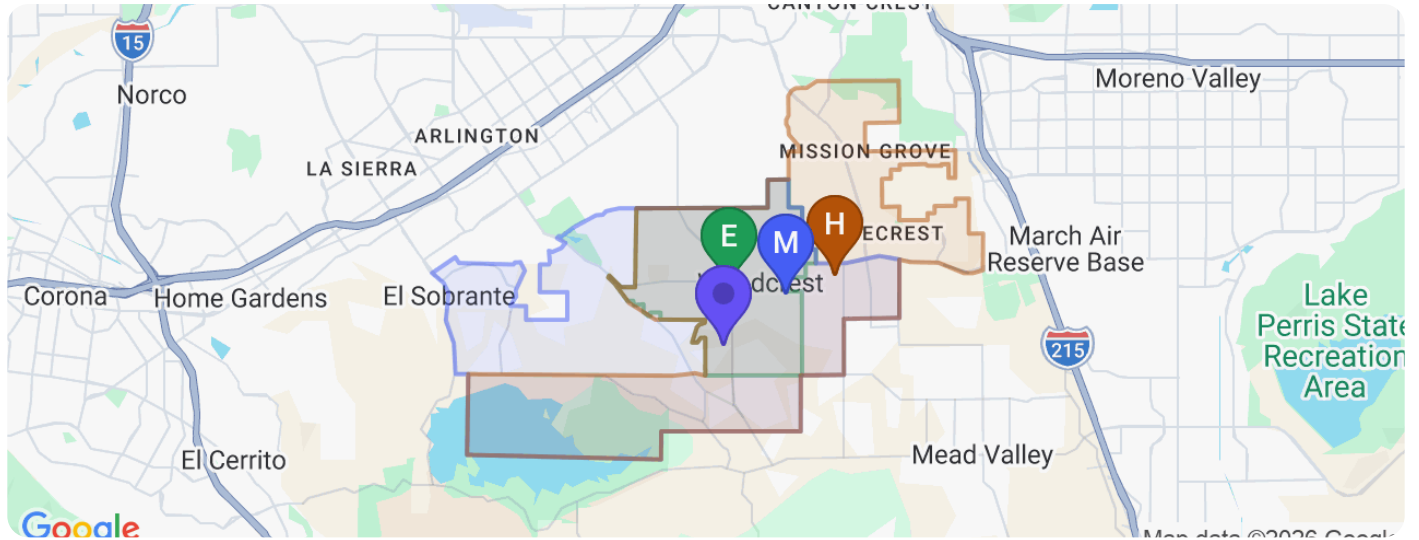
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 14, 2025	Resale	Deed	\$1,749,000	\$322	\$1.4M
Dec 16, 2019	Resale	Grant Deed	\$1,068,000	\$197	\$854K
May 23, 2013	Resale	Grant Deed	\$700,000	\$129	\$417K
Jul 31, 2007	Resale	Grant Deed	\$950,000	\$175	\$618K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.1 mi
Frank Augustus Miller Middle School	Middle	7–8	1.4 mi
Martin Luther King High School	High	9–12	2.4 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	Absentee owner
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