

Single Family Residence **RESIDENTIAL**

16350 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$916,374 TopHap Estimate · \$382 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,402 ft²

LIVING AREA

0.47 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$916K

\$870K low

\$962K high

Last Sale

\$420,000 · May 24, 2023

Est. Owner Equity

\$244,374

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$9,713 (2025)
Assessed Value	\$891,414
Previous Assessed	\$873,936
Assessor Market Value	\$619,830

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.47
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 26, 2026	Financing	Grant Deed			
May 8, 2023	Resale	Grant Deed	\$840,000	\$350	\$672K
May 5, 2023	Financing	Intrafamily Transfer			
Aug 24, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.8 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	Absentee owner
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