

Single Family Residence **RESIDENTIAL**

16221 VIA RANCHO

RIVERSIDE, CA 92506

\$793,280 TopHap Estimate · \$278 / ft² · confidence 87 · as of Jul 14, 2026



5

BEDS

2

BATHS

2,852 ft²

LIVING AREA

0.51 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

7

ROOMS

3

PARKING

VALUATION

\$793K

\$690K low

\$896K high

Last Sale

\$398,000 · Apr 28, 1994

Est. Owner Equity

\$600,280

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$3,723 (2025)
Assessed Value	\$344,968
Previous Assessed	\$338,205
Assessor Market Value	\$659,610

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.51
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
Apr 28, 1994	Resale	Grant Deed	\$199,000	\$70	\$189K
Sep 9, 1993	Non-arms-length	Trustees Deed	\$370,800	\$130	
Sep 1, 1988	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.9 mi
Frank Augustus Miller Middle School	Middle	7–8	1.9 mi
Martin Luther King High School	High	9–12	2.7 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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