

Single Family Residence **RESIDENTIAL**

16880 RIDGE CLIFF DR

RIVERSIDE, CA 92503

\$1,072,677 TopHap Estimate · \$200 / ft² · confidence 80 · as of Jul 14, 2026



5
BEDS

4.3
BATHS

5,370 ft²
LIVING AREA

0.44 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$1.1M

\$854K low

\$1.3M high

Last Sale

\$540,000 · Oct 26, 2012

Est. Owner Equity

\$692,677

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$18,073 (2025)
Assessed Value	\$1,252,224
Previous Assessed	\$1,227,672
Assessor Market Value	\$1,061,730

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.44
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 25, 2023	Financing	Intrafamily Transfer			
Sep 25, 2012	Resale	Grant Deed	\$540,000	\$101	\$380K
Jul 26, 2012	Quitclaim	Quit Claim Transfer			
Jun 21, 2006	Quitclaim	Quit Claim Transfer			
Aug 11, 2006	Resale	Grant Deed	\$1,261,000	\$235	\$1M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hills Elementary School	Elementary	KG–5	0.5 mi
Hillcrest High School	High	9–12	1.3 mi
Villegas Middle School	Middle	6–8	2.0 mi

District: Alvord 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 92503

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K 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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