

Single Family Residence **RESIDENTIAL**

16486 RIDGE FIELD DR

RIVERSIDE, CA 92503

\$1,075,061 TopHap Estimate · \$224 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

4,807 ft²

LIVING AREA

0.28 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1.1M

\$951K low

\$1.2M high

Last Sale

\$667,500 · Mar 29, 2019

Est. Owner Equity

\$474,599

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$13,090 (2025)
Assessed Value	\$759,247
Previous Assessed	\$744,361
Assessor Market Value	\$777,690

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.28
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
Mar 19, 2019	Quitclaim	Quit Claim Transfer			
Feb 28, 2019	Resale	Grant Deed	\$667,500	\$139	\$500K
Oct 9, 2018	Non-arms-length	Trustees Deed	\$72,716	\$15	
May 9, 2006	Resale	Grant Deed	\$854,500	\$178	\$619K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hills Elementary School	Elementary	KG–5	0.3 mi
Hillcrest High School	High	9–12	1.0 mi
Villegas Middle School	Middle	6–8	1.6 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------