

Single Family Residence **RESIDENTIAL**

# 16431 RIDGE FIELD DR

RIVERSIDE, CA 92503

**\$871,081** TopHap Estimate · \$213 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**4,094 ft<sup>2</sup>**

LIVING AREA

**0.39 ac**

LOT SIZE

**2006**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$871K**

\$774K low

\$968K high

Last Sale

**\$415,000 · Oct 7, 2010**

Est. Owner Equity

**\$0**

Loan-to-Value

**84%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$9,555 (2025)</b> |
| Assessed Value        | <b>\$571,601</b>      |
| Previous Assessed     | <b>\$560,395</b>      |
| Assessor Market Value | <b>\$827,010</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.39</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Tile</b>                    |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Attached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------------|----------------------|-----------|--------------------|--------|
| <b>Dec 18, 2020</b> | Financing       | Intrafamily Transfer |           |                    | \$449K |
| <b>Sep 25, 2019</b> | Financing       | Intrafamily Transfer |           |                    | \$449K |
| <b>Oct 10, 2017</b> | Financing       | Intrafamily Transfer |           |                    | \$424K |
| <b>Sep 1, 2010</b>  | Resale          | Grant Deed           | \$415,000 | \$101              | \$315K |
| <b>Jul 19, 2010</b> | Non-arms-length | Trustees Deed        | \$505,000 | \$123              |        |
| <b>Nov 4, 2009</b>  | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| <b>Mar 20, 2008</b> | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| <b>Mar 28, 2006</b> | Resale          | Grant Deed           | \$757,500 | \$185              | \$605K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| <b>Lake Hills Elementary School</b> | Elementary | KG–5   | 0.2 mi   |
| <b>Hillcrest High School</b>        | High       | 9–12   | 1.0 mi   |
| <b>Villegas Middle School</b>       | 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



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

OWNERSHIP

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