

Single Family Residence **RESIDENTIAL**

16186 PICK PL

RIVERSIDE, CA 92504

\$1,085,000 TopHap Estimate · \$443 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,447 ft²

LIVING AREA

1.18 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$1.1M

\$1M low

\$1.1M high

Est. Owner Equity

\$577,400

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$3,789 (2025)
Assessed Value	\$346,830
Previous Assessed	\$340,030
Assessor Market Value	\$684,180

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35 FLOOD	87 WILDFIRE	65 HEAT	5 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 30, 2024	Financing	Intrafamily Transfer			
Dec 21, 2020	Financing	Intrafamily Transfer			
Dec 21, 2020	Quitclaim	Quit Claim Transfer			
May 6, 2007	Quitclaim	Quit Claim Transfer			
Dec 16, 1992	Resale	Grant Deed	\$87,500	\$36	\$100K
Mar 30, 1992	Non-arms-length	Trustees Deed	\$193,000	\$79	\$193K
May 1, 1989	Resale	Grant Deed	\$210,000	\$86	\$157K
Dec 1, 1988	Financing	Grant Deed			\$181K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.6 mi
Frank Augustus Miller Middle School	Middle	7–8	2.6 mi
Martin Luther King High School	High	9–12	3.4 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 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K 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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