

Single Family Residence **RESIDENTIAL**

17090 RIDGE CANYON DR

RIVERSIDE, CA 92506

\$834,619 TopHap Estimate · \$309 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

2,702 ft²

LIVING AREA

1 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$835K

\$794K low

\$875K high

Last Sale

\$253,000 · Dec 2, 1998

Est. Owner Equity

\$199,319

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$4,947 (2025)
Assessed Value	\$351,766
Previous Assessed	\$344,869
Assessor Market Value	\$781,920

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 15, 2006	Financing	Intrafamily Transfer			\$593K
Dec 2, 1998	Resale	Grant Deed	\$253,000	\$94	\$240K
Apr 4, 1991	Quitclaim	Quit Claim Transfer			\$142K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.1 mi
Frank Augustus Miller Middle School	Middle	7–8	1.5 mi
Martin Luther King High School	High	9–12	1.9 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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