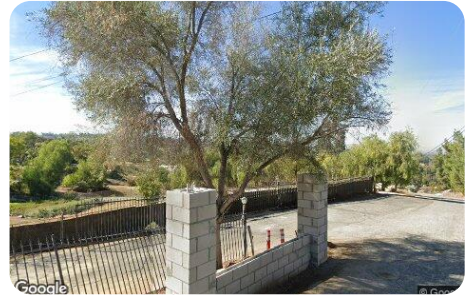


Single Family Residence **RESIDENTIAL**

# 17055 RIDGE CANYON DR

RIVERSIDE, CA 92506

**\$740,489** TopHap Estimate · \$436 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**1.8**

BATHS

**1,700 ft<sup>2</sup>**

LIVING AREA

**0.97 ac**

LOT SIZE

**1969**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$740K**

\$663K low

\$818K high

Last Sale

**\$403,000 · Jun 25, 2004**

Est. Owner Equity

**\$267,489**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,373 (2025) |
| Assessed Value        | \$584,416      |
| Previous Assessed     | \$572,958      |
| Assessor Market Value | \$625,410      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.97                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| May 6, 2021  | Financing | Intrafamily Transfer |           |                    | \$323K |
| May 12, 2021 | Financing | Intrafamily Transfer |           |                    |        |
| Nov 19, 2015 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Jun 25, 2004 | Resale    | Grant Deed           | \$403,000 | \$237              | \$322K |
| Jun 3, 2004  | Quitclaim | Quit Claim Transfer  |           |                    | \$322K |
| Feb 21, 1995 | Quitclaim | Quit Claim Transfer  |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Woodcrest Elementary School         | Elementary | KG–6   | 1.0 mi   |
| Frank Augustus Miller Middle School | Middle     | 7–8    | 1.4 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>47,695</b><br>POPULATION | <b>\$109K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|