

Single Family Residence **RESIDENTIAL**

17170 RIDGE CANYON DR

RIVERSIDE, CA 92506

\$1,014,976 TopHap Estimate · \$484 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,097 ft²

LIVING AREA

5.19 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

7

PARKING

VALUATION

\$1M

\$953K low

\$1.1M high

Last Sale

\$475,000 · Mar 6, 2014

Est. Owner Equity

\$663,976

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$6,517 (2025)
Assessed Value	\$593,916
Previous Assessed	\$582,271
Assessor Market Value	\$726,750

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 24, 2026	Financing	Grant Deed			
Jan 28, 2014	Resale	Grant Deed	\$475,000	\$227	\$380K
Sep 3, 1999	Quitclaim	Quit Claim Transfer			
Sep 30, 1993	Quitclaim	Quit Claim Transfer			\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.1 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

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K 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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