

Single Family Residence **RESIDENTIAL**

16244 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$709,693 TopHap Estimate · \$310 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

2,292 ft²

LIVING AREA

0.6 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$710K

\$635K low

\$784K high

Last Sale

\$310,000 · Jul 27, 2009

Est. Owner Equity

\$223,693

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$4,488 (2025)
Assessed Value	\$408,135
Previous Assessed	\$400,133
Assessor Market Value	\$593,190

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.60
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 19, 2009	Resale	Grant Deed	\$310,000	\$135	\$248K
Dec 31, 2008	Non-arms-length	Trustees Deed	\$216,750	\$95	
Apr 18, 2007	Financing	Affidavit Of Death			\$663K
Dec 8, 2000	Resale	Grant Deed	\$293,000	\$128	\$234K
Mar 17, 1998	Quitclaim	Quit Claim Transfer			
Feb 18, 1998	Quitclaim	Quit Claim Transfer			
Aug 28, 1997	Non-arms-length	Grant Deed	\$31,250	\$14	
Jul 7, 1992	Resale	Grant Deed	\$36,000	\$16	
Apr 30, 1992	Resale	Grant Deed	\$200,000	\$87	
Apr 1, 1992	Resale	Grant Deed	\$200,000	\$87	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.8 mi
Frank Augustus Miller Middle School	Middle	7–8	1.8 mi
Martin Luther King High School	High	9–12	2.6 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	Owner occupied
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