

Single Family Residence **RESIDENTIAL**

16235 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$935,474 TopHap Estimate · \$328 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

2,854 ft²

LIVING AREA

0.5 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

8

ROOMS

3

PARKING

VALUATION

\$935K

\$857K low

\$1M high

Last Sale

\$427,500 · Jul 15, 2011

Est. Owner Equity

\$728,474

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$5,928 (2025)
Assessed Value	\$547,687
Previous Assessed	\$536,949
Assessor Market Value	\$799,740

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.50
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

CLIMATE RISK

48 FLOOD	78 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
Apr 22, 2013	Quitclaim	Quit Claim Transfer			
Jun 9, 2011	Resale	Grant Deed	\$427,500	\$150	\$208K
Jul 14, 2011	Recorded document	Affidavit Of Death			
Oct 5, 1999	Quitclaim	Quit Claim Transfer			

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
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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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