

Single Family Residence **RESIDENTIAL**

16253 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$787,461 TopHap Estimate · \$272 / ft² · confidence 89 · as of Jul 14, 2026



5
BEDS

2.8
BATHS

2,898 ft²
LIVING AREA

0.49 ac
LOT SIZE

1975
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$787K

\$698K low

\$877K high

Last Sale

\$220,000 · Oct 2, 1998

Est. Owner Equity

\$217,461

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$3,923 (2025)
Assessed Value	\$363,363
Previous Assessed	\$356,239
Assessor Market Value	\$707,490

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.49
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 2, 1998	Resale	Grant Deed	\$220,000	\$76	\$209K

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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