

Single Family Residence **RESIDENTIAL**

16280 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$594,762 TopHap Estimate · \$285 / ft² · confidence 87 · as of Jul 14, 2026



4
BEDS

1.8
BATHS

2,088 ft²
LIVING AREA

0.49 ac
LOT SIZE

1974
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$595K

\$515K low

\$674K high

Est. Owner Equity

\$0

Loan-to-Value

107%

TAX & ASSESSMENT

Property Tax	\$1,433 (2025)
Assessed Value	\$127,356
Previous Assessed	\$124,860
Assessor Market Value	\$578,700

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.49
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
Feb 16, 2021	Financing	Intrafamily Transfer			
Mar 21, 2012	Quitclaim	Quit Claim Transfer			
Mar 21, 2012	Recorded document	Affidavit Of Death			
Oct 21, 2003	Quitclaim	Quit Claim Transfer			
Oct 20, 2003	Quitclaim	Quit Claim Transfer			\$342K
Jun 20, 2000	Quitclaim	Quit Claim Transfer			
Aug 3, 1994	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

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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