

Single Family Residence **RESIDENTIAL**

16215 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$806,488 TopHap Estimate · \$353 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

2,285 ft²

LIVING AREA

0.49 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$806K

\$722K low

\$891K high

Last Sale

\$405,000 · Jun 13, 2011

Est. Owner Equity

\$434,288

Loan-to-Value

45%

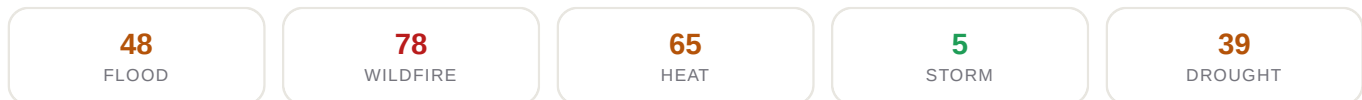
TAX & ASSESSMENT

Property Tax	\$5,728 (2025)
Assessed Value	\$529,234
Previous Assessed	\$518,857
Assessor Market Value	\$752,490

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 10, 2011	Resale	Grant Deed	\$405,000	\$177	\$390K

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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