

Single Family Residence **RESIDENTIAL**

16273 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$793,895 TopHap Estimate · \$310 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

2,564 ft²

LIVING AREA

0.49 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

VALUATION

\$794K

\$695K low

\$893K high

Last Sale

\$362,500 · Oct 17, 2023

Est. Owner Equity

\$286,395

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$8,254 (2025)
Assessed Value	\$754,290
Previous Assessed	\$739,500
Assessor Market Value	\$681,570

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
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 2, 2026	Financing	Intrafamily Transfer			\$508K
Sep 20, 2023	Financing	Intrafamily Transfer			
Oct 11, 2023	Resale	Grant Deed	\$725,000	\$283	\$580K
Jun 24, 2022	Financing	Affidavit Of Death Of Joint Tenant			
Jun 24, 2021	Financing	Intrafamily Transfer			\$138K
Feb 4, 2010	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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