

Single Family Residence **RESIDENTIAL**

16010 RANCHO VIEJO DR

RIVERSIDE, CA 92506

\$842,635 TopHap Estimate · \$396 / ft² · confidence 92 · as of Jul 14, 2026



6

BEDS

1.8

BATHS

2,128 ft²

LIVING AREA

0.59 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$843K

\$779K low

\$907K high

Last Sale

\$610,000 · Oct 22, 2021

Est. Owner Equity

\$294,385

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$7,199 (2025)
Assessed Value	\$660,282
Previous Assessed	\$647,336
Assessor Market Value	\$536,130

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.59
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

48
FLOOD

78
WILDFIRE

65
HEAT

5
STORM

39
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 14, 2025	Financing	Intrafamily Transfer			
Oct 19, 2021	Resale	Grant Deed	\$610,000	\$287	\$548K
May 9, 1995	Resale	Grant Deed	\$198,000	\$93	\$178K
Mar 16, 1992	Quitclaim	Quit Claim Transfer			\$202K

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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