

Single Family Residence **RESIDENTIAL**

16291 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$810,243 TopHap Estimate · \$372 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

2,180 ft²

LIVING AREA

0.45 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$810K

\$723K low

\$898K high

Last Sale

\$452,000 · Jan 16, 2015

Est. Owner Equity

\$266,243

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$5,998 (2025)
Assessed Value	\$554,091
Previous Assessed	\$543,227
Assessor Market Value	\$649,440

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	RIVERSIDE
Lot (acres)	0.45
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
Sep 18, 2019	Financing	Intrafamily Transfer			\$452K
Jan 14, 2015	Resale	Grant Deed	\$452,000	\$207	\$407K
Aug 1, 2003	Quitclaim	Quit Claim Transfer			
Aug 1, 2003	Quitclaim	Quit Claim Transfer	\$372,500	\$171	\$296K

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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