

Single Family Residence **RESIDENTIAL**

17265 RIDGE CANYON DR

RIVERSIDE, CA 92506

\$1,361,833 TopHap Estimate · \$319 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

4,272 ft²
LIVING AREA

2.46 ac
LOT SIZE

1975
YEAR BUILT

1
STORIES

8
ROOMS

3
PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Last Sale

\$625,000 · Jan 18, 2022

Est. Owner Equity

\$724,833

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$14,749 (2025)
Assessed Value	\$1,353,038
Previous Assessed	\$1,326,509
Assessor Market Value	\$1,098,000

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 3, 2022	Resale	Grant Deed	\$1,250,000	\$293	\$637K
May 28, 2019	Recorded document	Affidavit Of Death			
May 28, 2019	Recorded document	Affidavit Of Death			
May 15, 2019	Quitclaim	Quit Claim Transfer			
Jan 3, 2017	Resale	Grant Deed	\$392,500	\$92	\$628K
Aug 17, 2009	Resale	Grant Deed	\$455,000	\$107	\$364K
Aug 17, 2009	Recorded document	Grant Deed			
Jun 8, 2009	Foreclosure sale	Trustees Deed	\$382,500	\$90	
Apr 27, 2007	Quitclaim	Quit Claim Transfer			\$850K
Jan 31, 2003	Non-arms-length	Grant Deed	\$526,000	\$123	\$400K
Dec 14, 2000	Resale	Grant Deed	\$360,000	\$84	\$130K
Mar 29, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.0 mi
Frank Augustus Miller Middle School	Middle	7–8	1.3 mi
Martin Luther King High School	High	9–12	1.8 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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