

Single Family Residence **RESIDENTIAL**

# 17285 RIDGE CANYON DR

RIVERSIDE, CA 92506

**\$1,288,002** TopHap Estimate · \$410 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**4**

BEDS

**3.8**

BATHS

**3,143 ft<sup>2</sup>**

LIVING AREA

**2.1 ac**

LOT SIZE

**1987**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$1.3M**

\$1.1M low

\$1.4M high

Last Sale

**\$587,500 · May 9, 2024**

Est. Owner Equity

**\$310,852**

Loan-to-Value

**76%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$13,325 (2025) |
| Assessed Value        | \$1,222,468     |
| Previous Assessed     | \$1,198,499     |
| Assessor Market Value | \$769,050       |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------|-------------|--------------------|--------|
| Apr 11, 2024 | Resale          | Grant Deed    | \$1,175,000 | \$374              | \$940K |
| Jan 31, 1994 | Resale          | Grant Deed    | \$196,500   | \$63               | \$177K |
| Oct 12, 1993 | Non-arms-length | Trustees Deed | \$400,000   | \$127              |        |
| Jan 8, 1993  | Non-arms-length | Trustees Deed | \$484,098   | \$154              |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Woodcrest Elementary School         | Elementary | KG–6   | 1.1 mi   |
| Frank Augustus Miller Middle School | Middle     | 7–8    | 1.4 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>47,695</b><br>POPULATION | <b>\$109K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|