

Residential - Vacant Land

RESIDENTIAL

16538 CANYON RIDGE RD

RIVERSIDE, CA 92503



0.36 ac

LOT SIZE

VALUATION

Last Sale

\$55,000 · May 24, 2022

TAX & ASSESSMENT

Property Tax	\$657 (2025)
Assessed Value	\$59,533
Previous Assessed	\$58,366

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	RIVERSIDE
Lot (acres)	0.36

Pool

No

CLIMATE RISK

38
FLOOD

85
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
Feb 17, 2022	Resale	Grant Deed	\$110,000		
Oct 7, 2008	Non-arms-length	Trustees Deed	\$50,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harrison Elementary School	Elementary	KG–6	2.4 mi
Arlington High School	High	9–12	2.5 mi
Frank Augustus Miller Middle School	Middle	7–8	3.7 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 92503

57
CRIME INDEX

105
AIR POLLUTION

96,024
POPULATION

\$87K
MEDIAN IN-
COME

64°F
AVG TEMP

68%
SUNSHINE

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

OWNERSHIP

Occupancy

Absentee owner