

Single Family Residence **RESIDENTIAL**

16504 SUTTLES DR

RIVERSIDE, CA 92504

\$944,485 TopHap Estimate · \$264 / ft² · confidence 83 · as of Jul 14, 2026



4

BEDS

4.3

BATHS

3,583 ft²

LIVING AREA

0.94 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$944K

\$785K low

\$1.1M high

Last Sale

\$329,000 · Jun 13, 1996

Est. Owner Equity

\$303,485

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$6,111 (2025)
Assessed Value	\$567,436
Previous Assessed	\$556,311
Assessor Market Value	\$1,203,480

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.94
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

10
FLOOD

79
WILDFIRE

64
HEAT

6
STORM

39
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 14, 2025	Financing	Intrafamily Transfer			
Oct 25, 2005	Financing	Intrafamily Transfer			\$650K
Dec 31, 1998	Quitclaim	Quit Claim Transfer			
Jun 13, 1996	Resale	Grant Deed	\$329,000	\$92	\$305K
Jan 31, 1996	Recorded document	Grant Deed			
Sep 7, 1994	Resale	Grant Deed	\$395,000	\$110	\$355K
Mar 17, 1994	Recorded document	Grant Deed			
Jul 1, 1990	Financing	Grant Deed			\$335K
Dec 1, 1989	Resale	Grant Deed	\$145,000	\$40	\$102K

Oct 1, 1989	Resale	Grant Deed	\$175,000	\$49	\$75K
Jul 1, 1989	Recorded document	Grant Deed			
May 1, 1989	Resale	Grant Deed	\$335,000	\$93	\$268K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.4 mi
Frank Augustus Miller Middle School	Middle	7–8	1.4 mi
Martin Luther King High School	High	9–12	2.3 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 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K 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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