

Single Family Residence **RESIDENTIAL**

16138 RANCHVIEW CT

RIVERSIDE, CA 92504

\$1,532,351 TopHap Estimate · \$382 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.3

BATHS

4,011 ft²

LIVING AREA

1.06 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.5M

\$1.5M low

\$1.6M high

Est. Owner Equity

\$0

Loan-to-Value

150%

TAX & ASSESSMENT

Property Tax	\$22,257 (2025)
Assessed Value	\$1,627,400
Previous Assessed	\$1,600,000
Assessor Market Value	\$1,435,140

PROPERTY FACTS

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

CLIMATE RISK

39
FLOOD

89
WILDFIRE

64
HEAT

5
STORM

39
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 28, 2025	Financing	Intrafamily Transfer			\$500K
Oct 22, 2021	Quitclaim	Quit Claim Transfer			
Jul 21, 2021	Resale	Grant Deed	\$800,000	\$199	
Mar 21, 2008	Non-arms-length	Grant Deed	\$15,570,000	\$3882	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frank Augustus Miller Middle School	Middle	7–8	1.9 mi
Arlington High School	High	9–12	4.2 mi
Harrison Elementary School	Elementary	KG–6	4.4 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	Absentee owner
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