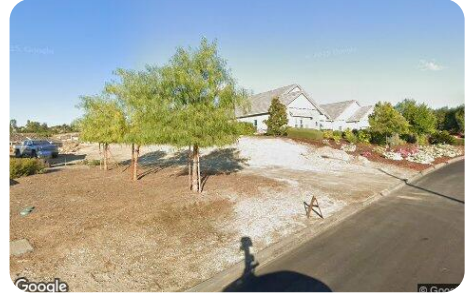


Single Family Residence **RESIDENTIAL**

16090 RANCHVIEW CT

RIVERSIDE, CA 92504

\$1,287,505 TopHap Estimate · \$321 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.3

BATHS

4,011 ft²

LIVING AREA

1.13 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$532,750 · Apr 26, 2021

Est. Owner Equity

\$0

Loan-to-Value

89%

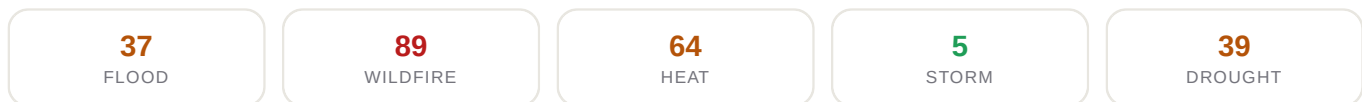
TAX & ASSESSMENT

Property Tax	\$17,169 (2025)
Assessed Value	\$1,265,005
Previous Assessed	\$1,240,202
Assessor Market Value	\$960,300

PROPERTY FACTS

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

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 3, 2021	Financing	Intrafamily Transfer			
Apr 7, 2021	Resale	Grant Deed	\$1,065,500	\$266	\$852K
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	2.0 mi
Arlington High School	High	9–12	4.1 mi
Harrison Elementary School	Elementary	KG–6	4.3 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	Absentee owner
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