

Single Family Residence **RESIDENTIAL**

# 16066 RANCHVIEW CT

RIVERSIDE, CA 92504

**\$1,520,508** TopHap Estimate · \$280 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**6**

BEDS

**4.8**

BATHS

**5,440 ft<sup>2</sup>**

LIVING AREA

**1.17 ac**

LOT SIZE

**2021**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$1.5M**

\$1.4M low

\$1.6M high

Last Sale

**\$737,500 · Dec 29, 2023**

Est. Owner Equity

**\$508**

Loan-to-Value

**91%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$20,494 (2025) |
| Assessed Value        | \$1,554,582     |
| Previous Assessed     | \$1,504,500     |
| Assessor Market Value | \$1,038,150     |

## 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

**37**  
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 <sup>2</sup> | LOAN   |
|---------------------|-----------------|------------|--------------|--------------------|--------|
| <b>Dec 20, 2023</b> | Resale          | Grant Deed | \$1,475,000  | \$271              | \$1.3M |
| <b>Jun 23, 2021</b> | Resale          | Grant Deed | \$1,174,500  | \$216              | \$939K |
| <b>Mar 21, 2008</b> | Non-arms-length | Grant Deed | \$15,570,000 | \$2862             |        |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| <b>Frank Augustus Miller Middle School</b> | Middle     | 7–8    | 2.0 mi   |
| <b>Arlington High School</b>               | High       | 9–12   | 4.1 mi   |
| <b>Harrison Elementary School</b>          | 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<br>CRIME INDEX | 105<br>AIR POLLUTION | 56,759<br>POPULATION | \$80K<br>MEDIAN IN-COME | 64°F<br>AVG TEMP | 68%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|