

Single Family Residence **RESIDENTIAL**

16042 RANCHVIEW CT

RIVERSIDE, CA 92504

\$1,216,996 TopHap Estimate · confidence 93 · as of Jul 14, 2026



1.08 ac
LOT SIZE

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$1,148,000 · Jul 20, 2021

Est. Owner Equity

\$466,996

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$17,429 (2025)
Assessed Value	\$1,260,070
Previous Assessed	\$1,235,363
Assessor Market Value	\$1,016,010

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Pool	Yes

CLIMATE RISK

37 FLOOD	89 WILDFIRE	64 HEAT	5 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 3, 2021	Resale	Grant Deed	\$1,148,000		\$750K
Mar 21, 2008	Non-arms-length	Grant Deed	\$15,570,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frank Augustus Miller Middle School	Middle	7–8	2.0 mi
Arlington High School	High	9–12	4.0 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	Owner occupied
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