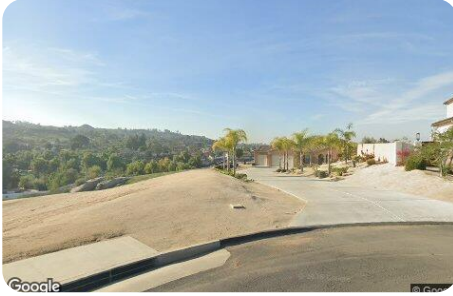


Single Family Residence **RESIDENTIAL**

16045 RANCHVIEW CT

RIVERSIDE, CA 92504

\$1,161,966 TopHap Estimate · \$290 / ft² · confidence 87 · as of Jul 14, 2026



5
BEDS

4
BATHS

4,011 ft²
LIVING AREA

3.32 ac
LOT SIZE

2021
YEAR BUILT

1
STORIES

4
PARKING

VALUATION

\$1.2M

\$1M low

\$1.3M high

Last Sale

\$1,030,500 · May 21, 2021

Est. Owner Equity

\$0

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$14,056 (2025)
Assessed Value	\$1,155,688
Previous Assessed	\$1,133,028
Assessor Market Value	\$1,091,700

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

10
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
Mar 10, 2022	Financing	Intrafamily Transfer			
Aug 26, 2020	Resale	Grant Deed	\$1,030,500	\$257	\$1M
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	2.1 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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