

Single Family Residence **RESIDENTIAL**

16069 RANCHVIEW CT

RIVERSIDE, CA 92504

\$1,646,253 TopHap Estimate · \$324 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

4

BATHS

5,088 ft²

LIVING AREA

1.75 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.8M high

Last Sale

\$1,080,000 · May 26, 2026

Est. Owner Equity

\$1,646,253

TAX & ASSESSMENT

Property Tax	\$19,012 (2025)
Assessed Value	\$1,498,460
Previous Assessed	\$1,397,079
Assessor Market Value	\$1,156,590

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

10
FLOOD

90
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
May 4, 2026	Resale	Grant Deed	\$1,080,000	\$212	
Jul 15, 2021	Resale	Grant Deed	\$1,316,500	\$259	\$1.1M
Mar 21, 2008	Non-arms-length	Grant Deed	\$15,570,000	\$3060	

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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

|
 OWNERSHIP

Occupancy	Absentee owner
-----------	----------------