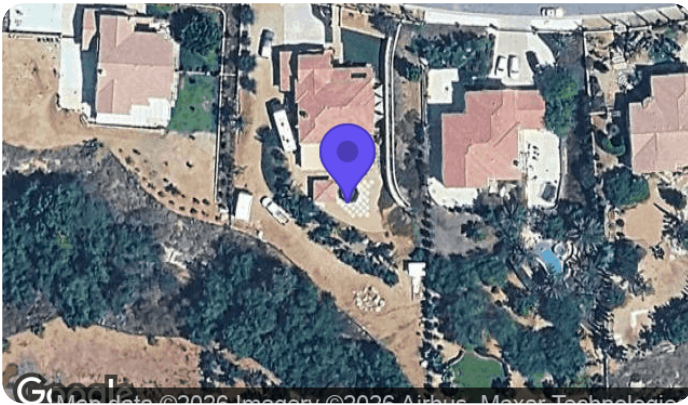
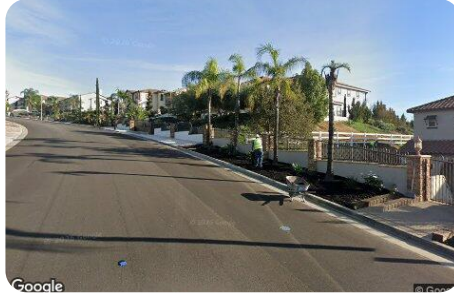


Single Family Residence **RESIDENTIAL**

16759 NANDINA AVE

RIVERSIDE, CA 92504

\$1,058,676 TopHap Estimate · \$220 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

4,815 ft²
LIVING AREA

0.93 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$1.1M

\$983K low

\$1.1M high

Last Sale

\$635,000 · Feb 29, 2008

Est. Owner Equity

\$576,676

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$12,415 (2025)
Assessed Value	\$850,743
Previous Assessed	\$834,063
Assessor Market Value	\$841,770

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.93
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

42
FLOOD

90
WILDFIRE

64
HEAT

6
STORM

39
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

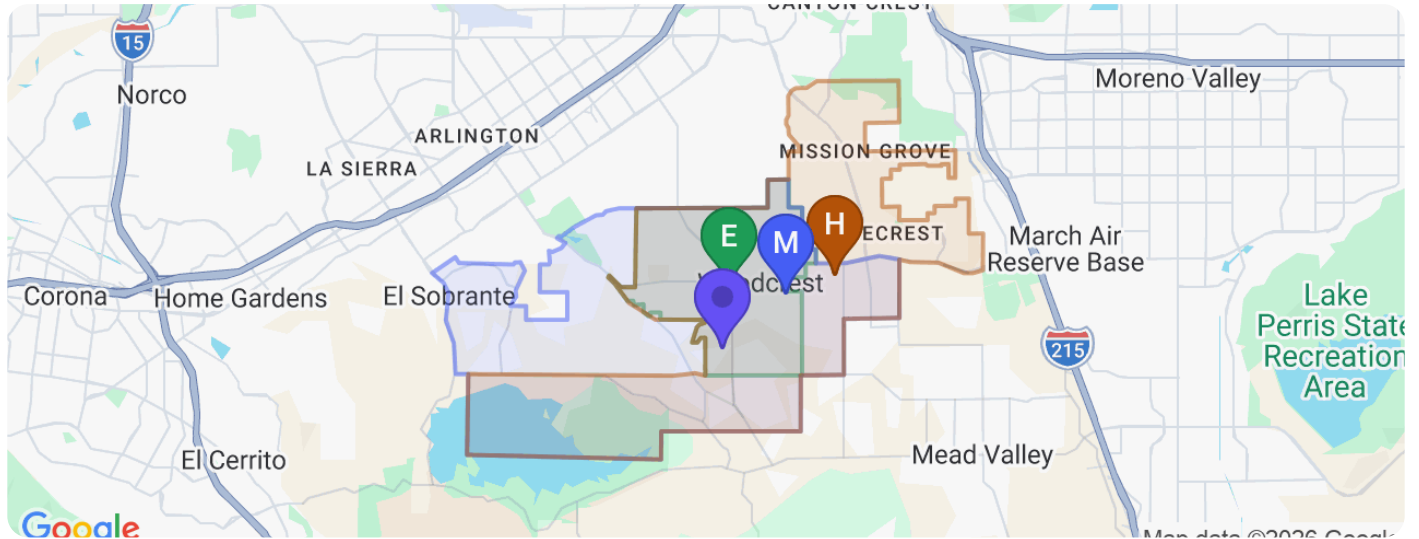
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 30, 2023	Financing	Intrafamily Transfer			
Sep 13, 2019	Financing	Intrafamily Transfer			\$482K
Feb 1, 2013	Quitclaim	Quit Claim Transfer			
Jan 20, 2009	Quitclaim	Quit Claim Transfer			
Dec 2, 2008	Quitclaim	Quit Claim Transfer			
Aug 21, 2008	Quitclaim	Quit Claim Transfer			
Feb 28, 2008	Recorded document	Grant Deed			
Nov 28, 2007	Resale	Grant Deed	\$635,000	\$132	\$500K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.1 mi
Frank Augustus Miller Middle School	Middle	7–8	1.5 mi
Martin Luther King High School	High	9–12	2.4 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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