

Single Family Residence **RESIDENTIAL**

16850 NANDINA AVE

RIVERSIDE, CA 92504

\$2,198,217 TopHap Estimate · \$455 / ft² · confidence 80 · as of Jul 14, 2026



4

BEDS

3.3

BATHS

4,828 ft²

LIVING AREA

0.91 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$2.2M

\$1.8M low

\$2.6M high

Last Sale

\$1,075,000 · Aug 26, 2025

Est. Owner Equity

\$585,717

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$16,061 (2025)
Assessed Value	\$2,150,000
Previous Assessed	\$1,185,954
Assessor Market Value	\$858,150

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.91
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

10
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
Aug 21, 2025	Financing	Intrafamily Transfer			
Jul 18, 2025	Resale	Grant Deed	\$2,150,000	\$445	\$1.6M
Aug 9, 2018	Resale	Grant Deed	\$760,000	\$157	\$496K
Sep 8, 2008	Resale	Grant Deed	\$674,000	\$140	\$500K
May 23, 2006	Resale	Grant Deed	\$3,344,000	\$693	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.0 mi
Frank Augustus Miller Middle School	Middle	7–8	1.4 mi

Martin Luther King High School	High	9–12	2.3 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	Owner occupied
-----------	-----------------------