

Single Family Residence **RESIDENTIAL**

16376 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$809,543 TopHap Estimate · \$333 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

2,428 ft²

LIVING AREA

0.48 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$810K

\$732K low

\$887K high

Last Sale

\$390,000 · Jun 28, 2023

Est. Owner Equity

\$164,543

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$9,676 (2025)
Assessed Value	\$827,740
Previous Assessed	\$811,510
Assessor Market Value	\$623,250

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.48
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 6, 2023	Financing	Intrafamily Transfer			
May 19, 2023	Resale	Grant Deed	\$780,000	\$321	\$624K
Oct 6, 1998	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.7 mi
Frank Augustus Miller Middle School	Middle	7–8	1.7 mi
Martin Luther King High School	High	9–12	2.5 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
--------------------------------------	---	---	---	-------------------------------------	------------------------------------

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

|
 OWNERSHIP

Occupancy	Owner occupied
-----------	----------------