

Single Family Residence **RESIDENTIAL**

16398 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$844,446 TopHap Estimate · \$345 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

2,449 ft²

LIVING AREA

0.51 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$844K

\$761K low

\$928K high

Last Sale

\$560,000 · Jul 5, 2017

Est. Owner Equity

\$144,885

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$7,117 (2025)
Assessed Value	\$649,805
Previous Assessed	\$637,065
Assessor Market Value	\$675,450

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.51
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 15, 2017	Resale	Grant Deed	\$560,000	\$229	\$535K
Feb 17, 2017	Resale	Grant Deed	\$839,000	\$343	
Nov 30, 2016	Non-arms-length	Trustees Deed	\$416,000	\$170	
Feb 26, 2007	Quitclaim	Quit Claim Transfer			\$465K
Aug 6, 2003	Quitclaim	Quit Claim Transfer			\$215K
Jun 6, 2001	Quitclaim	Quit Claim Transfer			
Oct 6, 1993	Quitclaim	Quit Claim Transfer			\$212K
Mar 1, 1990	Quitclaim	Quit Claim Transfer			\$30K
Jun 1, 1989	Resale	Grant Deed	\$235,000	\$96	\$212K

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

OWNERSHIP

Occupancy	Owner occupied
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