

Single Family Residence **RESIDENTIAL**

16092 CONSTABLE RD

RIVERSIDE, CA 92504

\$985,582 TopHap Estimate · \$298 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,306 ft²

LIVING AREA

0.81 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$986K

\$898K low

\$1.1M high

Last Sale

\$550,000 · Jun 20, 2005

Est. Owner Equity

\$285,182

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$8,694 (2025)
Assessed Value	\$781,887
Previous Assessed	\$766,557
Assessor Market Value	\$696,060

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.81
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35
FLOOD

85
WILDFIRE

65
HEAT

5
STORM

39
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 8, 2005	Resale	Grant Deed	\$550,000	\$166	\$440K
May 24, 2002	Financing	Trustees Deed			\$750K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	2.6 mi
Frank Augustus Miller Middle School	Middle	7–8	2.8 mi
Harrison Elementary School	Elementary	KG–6	3.0 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
-----------	----------------