

Single Family Residence **RESIDENTIAL**

16800 RIDGE CANYON DR

RIVERSIDE, CA 92506

\$1,004,598 TopHap Estimate · \$398 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.3

BATHS

2,525 ft²

LIVING AREA

2.35 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1M

\$932K low

\$1.1M high

Last Sale

\$440,000 · May 3, 2004

Est. Owner Equity

\$524,598

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$6,892 (2025)
Assessed Value	\$638,067
Previous Assessed	\$625,557
Assessor Market Value	\$728,460

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
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
May 3, 2004	Resale	Grant Deed	\$440,000	\$174	\$352K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.1 mi
Frank Augustus Miller Middle School	Middle	7–8	1.7 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 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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