

Single Family Residence **RESIDENTIAL**

# 16421 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

**\$882,782** TopHap Estimate · \$309 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**2.3**

BATHS

**2,854 ft<sup>2</sup>**

LIVING AREA

**0.5 ac**

LOT SIZE

**1977**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$883K**

\$812K low

\$954K high

Last Sale

**\$495,000 · Sep 26, 2014**

Est. Owner Equity

**\$314,941**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,649 (2025) |
| Assessed Value        | \$606,800      |
| Previous Assessed     | \$594,903      |
| Assessor Market Value | \$711,180      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.50                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|----------------------|-----------|--------------------|--------|
| Feb 5, 2025  | Financing       | Intrafamily Transfer |           |                    |        |
| Sep 17, 2014 | Resale          | Grant Deed           | \$495,000 | \$173              | \$476K |
| Aug 9, 2013  | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Aug 9, 2013  | Financing       | Intrafamily Transfer |           |                    | \$403K |
| Jul 14, 2007 | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| May 3, 2004  | Resale          | Grant Deed           | \$610,000 | \$214              | \$488K |
| Mar 19, 1992 | Resale          | Grant Deed           | \$275,000 | \$96               | \$200K |
| Feb 4, 1992  | Non-arms-length | Trustees Deed        | \$371,145 | \$130              |        |
| Oct 1, 1989  | Resale          | Grant Deed           | \$423,500 | \$148              | \$338K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Woodcrest Elementary School         | Elementary | KG–6   | 0.7 mi   |
| Frank Augustus Miller Middle School | Middle     | 7–8    | 1.6 mi   |

|                                |      |      |        |
|--------------------------------|------|------|--------|
| Martin Luther King High School | High | 9–12 | 2.4 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|