

Single Family Residence **RESIDENTIAL**

# 16051 CANYON RIDGE RD

RIVERSIDE, CA 92503

**\$584,757** TopHap Estimate · \$268 / ft<sup>2</sup> · confidence 84 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,179 ft<sup>2</sup>**

LIVING AREA

**0.38 ac**

LOT SIZE

**1989**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$585K**

\$493K low

\$677K high

Last Sale

**\$165,000 · Nov 2, 1995**

Est. Owner Equity

**\$484,757**

Loan-to-Value

**16%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,040 (2025) |
| Assessed Value        | \$285,137      |
| Previous Assessed     | \$279,547      |
| Assessor Market Value | \$527,850      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.38                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |            |               |
|-------------|----------------|------------|------------|---------------|
| 35<br>FLOOD | 87<br>WILDFIRE | 65<br>HEAT | 5<br>STORM | 39<br>DROUGHT |
|-------------|----------------|------------|------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Dec 10, 1998 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Nov 2, 1995  | Resale          | Grant Deed          | \$82,500  | \$38               | \$100K |
| May 10, 1995 | Non-arms-length | Trustees Deed       | \$228,507 | \$105              |        |
| Sep 1, 1988  | Resale          | Grant Deed          | \$36,000  | \$17               |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Arlington High School      | High       | 9–12   | 2.0 mi   |
| Harrison Elementary School | Elementary | KG–6   | 2.1 mi   |

|                                     |        |     |        |
|-------------------------------------|--------|-----|--------|
| Frank Augustus Miller Middle School | Middle | 7–8 | 3.7 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 92503

|                   |                      |                      |                         |                  |                 |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|
| 57<br>CRIME INDEX | 105<br>AIR POLLUTION | 96,024<br>POPULATION | \$87K<br>MEDIAN IN-COME | 64°F<br>AVG TEMP | 68%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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