

Single Family Residence **RESIDENTIAL**

# 16322 PICK PL

RIVERSIDE, CA 92504

**\$780,275** TopHap Estimate · \$320 / ft² · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,442 ft²**

LIVING AREA

**0.88 ac**

LOT SIZE

**1980**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$780K**

\$740K low

\$820K high

Last Sale

**\$387,500 · May 1, 2026**

Est. Owner Equity

**\$44,025**

Loan-to-Value

**95%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,491 (2025) |
| Assessed Value        | \$700,000      |
| Previous Assessed     | \$500,444      |
| Assessor Market Value | \$701,460      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.88                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

**45**  
FLOOD

**84**  
WILDFIRE

**65**  
HEAT

**5**  
STORM

**39**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                               | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|------------------------------------|-----------|--------------------|--------|
| Mar 6, 2026  | Resale          | Grant Deed                         | \$387,500 | \$159              | \$736K |
| Sep 4, 2025  | Financing       | Affidavit Of Death Of Joint Tenant |           |                    |        |
| Sep 3, 2025  | Resale          | Grant Deed                         | \$615,000 | \$252              | \$612K |
| Sep 17, 2003 | Resale          | Grant Deed                         | \$352,000 | \$144              | \$282K |
| Oct 11, 2002 | Resale          | Trustees Deed                      | \$218,000 | \$89               |        |
| Dec 30, 1992 | Resale          | Grant Deed                         | \$176,000 | \$72               | \$141K |
| Apr 15, 1992 | Non-arms-length | Trustees Deed                      | \$161,000 | \$66               |        |
| Mar 1, 1989  | Resale          | Grant Deed                         | \$185,000 | \$76               | \$148K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Woodcrest Elementary School         | Elementary | KG–6   | 1.5 mi   |
| Frank Augustus Miller Middle School | Middle     | 7–8    | 2.5 mi   |
| Martin Luther King High School      | High       | 9–12   | 3.4 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 92504

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>56,759</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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