

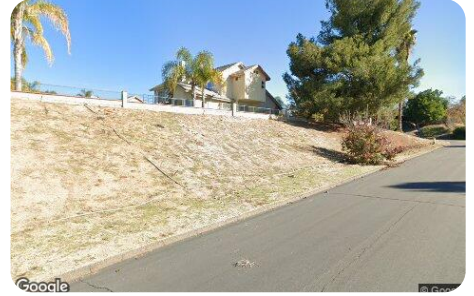
Single Family Residence

RESIDENTIAL

16705 MORNINGVIEW DR

RIVERSIDE, CA 92504

\$764,143 TopHap Estimate · \$338 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,263 ft²

LIVING AREA

0.97 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$764K

\$668K low

\$860K high

Last Sale

\$636,500 · Mar 29, 2016

Est. Owner Equity

\$629,143

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$8,376 (2025)
Assessed Value	\$768,454
Previous Assessed	\$753,387
Assessor Market Value	\$723,870

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.97
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

10
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 ²	LOAN
Feb 8, 2016	Quitclaim	Quit Claim Transfer	\$636,500	\$281	
Oct 26, 2011	Quitclaim	Quit Claim Transfer			
Oct 23, 2011	Quitclaim	Quit Claim Transfer			
Dec 19, 2005	Quitclaim	Quit Claim Transfer			
Jan 14, 2003	Quitclaim	Quit Claim Transfer			
Feb 10, 1997	Quitclaim	Quit Claim Transfer			
Mar 16, 1992	Quitclaim	Quit Claim Transfer			\$192K
Jan 1, 1990	Resale	Grant Deed	\$265,000	\$117	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.4 mi
Frank Augustus Miller Middle School	Middle	7–8	2.4 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

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	Absentee owner
-----------	----------------