

Single Family Residence **RESIDENTIAL**

16390 PICK PL

RIVERSIDE, CA 92504

\$834,799 TopHap Estimate · \$342 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,442 ft²

LIVING AREA

0.89 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$835K

\$758K low

\$911K high

Last Sale

\$301,000 · Apr 2, 2002

Est. Owner Equity

\$413,878

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$4,872 (2025)
Assessed Value	\$453,526
Previous Assessed	\$444,635
Assessor Market Value	\$707,040

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.89
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

45
FLOOD

82
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
Apr 2, 2002	Resale	Grant Deed	\$301,000	\$123	\$225K
Jan 11, 2002	Quitclaim	Quit Claim Transfer			
Nov 1, 1988	Resale	Grant Deed	\$232,500	\$95	\$142K

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

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K 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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