

Single Family Residence **RESIDENTIAL**

16527 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$838,210 TopHap Estimate · \$348 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,411 ft²

LIVING AREA

1.18 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$838K

\$771K low

\$905K high

Last Sale

\$570,000 · May 21, 2018

Est. Owner Equity

\$388,210

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$7,136 (2025)
Assessed Value	\$661,528
Previous Assessed	\$648,558
Assessor Market Value	\$654,750

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 25, 2018	Resale	Grant Deed	\$570,000	\$236	\$453K
Sep 19, 2002	Resale	Grant Deed	\$365,000	\$151	\$292K
Jun 20, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.6 mi
Frank Augustus Miller Middle School	Middle	7–8	1.5 mi
Martin Luther King High School	High	9–12	2.3 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

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

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

OWNERSHIP

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