

Single Family Residence **RESIDENTIAL**

16560 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$989,840 TopHap Estimate · \$376 / ft² · confidence 88 · as of Jul 14, 2026



5

BEDS

2.8

BATHS

2,634 ft²

LIVING AREA

4.21 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$990K

\$867K low

\$1.1M high

Last Sale

\$452,000 · Jun 7, 2002

Est. Owner Equity

\$229,840

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$9,787 (2025)
Assessed Value	\$681,065
Previous Assessed	\$667,712
Assessor Market Value	\$839,160

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 28, 2006	Quitclaim	Quit Claim Transfer			
Jun 7, 2002	Resale	Grant Deed	\$452,000	\$172	\$352K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.7 mi
Frank Augustus Miller Middle School	Middle	7–8	1.6 mi
Martin Luther King High School	High	9–12	2.4 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K 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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