

Single Family Residence **RESIDENTIAL**

17295 RIDGE CANYON DR

RIVERSIDE, CA 92506

\$1,149,900 TopHap Estimate · \$381 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,015 ft²

LIVING AREA

2 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.3M high

Last Sale

\$570,000 · Jul 21, 2015

Est. Owner Equity

\$446,400

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$10,678 (2025)
Assessed Value	\$979,199
Previous Assessed	\$960,000
Assessor Market Value	\$839,250

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes
View	Waterfront

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 2, 2024	Quitclaim	Quit Claim Transfer			
Nov 15, 2023	Financing	Transfer On Death Deed			
Aug 10, 2021	Financing	Intrafamily Transfer			\$595K
Jun 29, 2015	Resale	Grant Deed	\$570,000	\$189	\$399K
Sep 30, 2014	Financing	Grant Deed			\$485K
Oct 2, 2014	Resale	Grant Deed	\$377,500	\$125	
Oct 31, 2005	Resale	Grant Deed	\$859,000	\$285	\$576K
Jun 20, 2003	Quitclaim	Quit Claim Transfer			
Jun 20, 2003	Resale	Grant Deed	\$370,000	\$123	\$296K
Jul 23, 2002	Non-arms-length	Trustees Deed	\$346,256	\$115	
Nov 9, 1998	Resale	Grant Deed	\$255,000	\$85	\$255K
Aug 17, 1995	Resale	Grant Deed	\$178,000	\$59	\$160K
Mar 8, 1995	Resale	Trustees Deed	\$201,600	\$67	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.1 mi
Frank Augustus Miller Middle School	Middle	7–8	1.3 mi
Martin Luther King High School	High	9–12	1.7 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	Absentee owner
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