

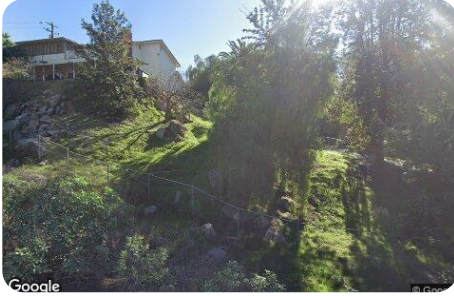
Single Family Residence

RESIDENTIAL

16977 RIDGE CANYON DR

RIVERSIDE, CA 92506

\$913,118 TopHap Estimate · \$364 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,508 ft²

LIVING AREA

1.28 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$913K

\$870K low

\$956K high

Last Sale

\$270,000 · Nov 8, 2001

Est. Owner Equity

\$477,118

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$4,366 (2025)
Assessed Value	\$406,816
Previous Assessed	\$398,840
Assessor Market Value	\$704,520

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
Nov 8, 2001	Resale	Grant Deed	\$270,000	\$108	\$216K
Apr 25, 1996	Resale	Grant Deed	\$176,500	\$70	\$171K
Mar 28, 1996	Non-arms-length	Trustees Deed	\$172,000	\$69	
Nov 1, 1989	Resale	Grant Deed	\$285,000	\$114	\$140K
Nov 1, 1989	Quitclaim	Quit Claim Transfer			\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.0 mi
Frank Augustus Miller Middle School	Middle	7–8	1.5 mi
Martin Luther King High School	High	9–12	2.0 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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