

Single Family Residence **RESIDENTIAL**

16377 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$909,033 TopHap Estimate · \$345 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.3

BATHS

2,634 ft²

LIVING AREA

0.5 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

7

ROOMS

4

PARKING

VALUATION

\$909K

\$850K low

\$968K high

Last Sale

\$425,000 · Jun 7, 2013

Est. Owner Equity

\$909,033

TAX & ASSESSMENT

Property Tax	\$5,777 (2025)
Assessed Value	\$533,805
Previous Assessed	\$523,340
Assessor Market Value	\$719,550

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.50
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 7, 2026	Financing	Gift Deed			
Apr 1, 2026	Financing	Affidavit			
Apr 23, 2013	Resale	Grant Deed	\$425,000	\$161	\$225K
Feb 15, 2006	Recorded document	Affidavit Of Death			
Oct 15, 2001	Resale	Grant Deed	\$280,000	\$106	\$224K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.7 mi
Frank Augustus Miller Middle School	Middle	7–8	1.7 mi
Martin Luther King High School	High	9–12	2.5 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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