

Single Family Residence **RESIDENTIAL**

16220 VIA RANCHO

RIVERSIDE, CA 92506

\$743,876 TopHap Estimate · \$306 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

2,432 ft²

LIVING AREA

0.51 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$744K

\$698K low

\$790K high

Last Sale

\$530,000 · Jun 9, 2020

Est. Owner Equity

\$197,876

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$6,401 (2025)
Assessed Value	\$591,107
Previous Assessed	\$579,517
Assessor Market Value	\$583,110

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.51
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 28, 2020	Recorded document	Affidavit Of Death			
Apr 28, 2020	Resale	Grant Deed	\$530,000	\$218	\$503K
Apr 28, 2020	Recorded document	Affidavit Of Death			
Sep 24, 2010	Quitclaim	Quit Claim Transfer			
Mar 24, 2004	Quitclaim	Quit Claim Transfer			
Mar 22, 2004	Quitclaim	Quit Claim Transfer			\$100K
Sep 24, 2002	Recorded document	Grant Deed			
Aug 22, 2002	Quitclaim	Quit Claim Transfer			
Aug 23, 2000	Resale	Grant Deed	\$245,000	\$101	\$196K
Jun 14, 1994	Non-arms-length	Grant Deed	\$105,000	\$43	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.9 mi
Frank Augustus Miller Middle School	Middle	7–8	1.9 mi
Martin Luther King High School	High	9–12	2.7 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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