

Single Family Residence **RESIDENTIAL**

16260 RANCH RD

RIVERSIDE, CA 92504

\$693,528 TopHap Estimate · \$318 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,179 ft²

LIVING AREA

1.13 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$694K

\$632K low

\$755K high

Last Sale

\$230,000 · Sep 24, 1999

Est. Owner Equity

\$493,528

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$3,433 (2025)
Assessed Value	\$321,194
Previous Assessed	\$314,897
Assessor Market Value	\$616,770

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
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
Sep 24, 1999	Resale	Grant Deed	\$230,000	\$106	\$152K
Aug 7, 1998	Resale	Grant Deed	\$212,000	\$97	\$170K
Nov 22, 1993	Resale	Grant Deed	\$135,000	\$62	\$128K
Sep 15, 1993	Non-arms-length	Trustees Deed	\$199,790	\$92	

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	2.6 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 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K 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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