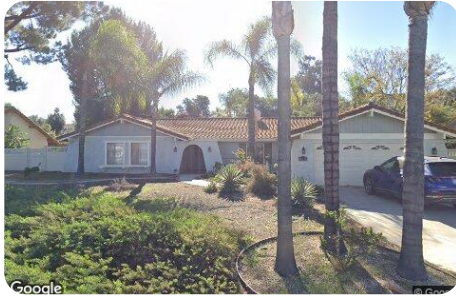


Single Family Residence **RESIDENTIAL**

16331 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$769,899 TopHap Estimate · \$320 / ft² · confidence 85 · as of Jul 14, 2026



5

BEDS

2.3

BATHS

2,405 ft²

LIVING AREA

0.5 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$770K

\$656K low

\$884K high

Last Sale

\$265,000 · Nov 12, 1999

Est. Owner Equity

\$451,899

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$4,489 (2025)
Assessed Value	\$415,414
Previous Assessed	\$407,270
Assessor Market Value	\$685,170

PROPERTY FACTS

Property Type	Single Family Residence
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
Dec 26, 2019	Quitclaim	Quit Claim Transfer			\$310K
Sep 11, 2010	Financing	Grant Deed			\$278K
Nov 12, 1999	Resale	Grant Deed	\$265,000	\$110	\$225K
Mar 1, 1989	Resale	Grant Deed	\$232,000	\$96	\$160K

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
-------------------	----------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

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