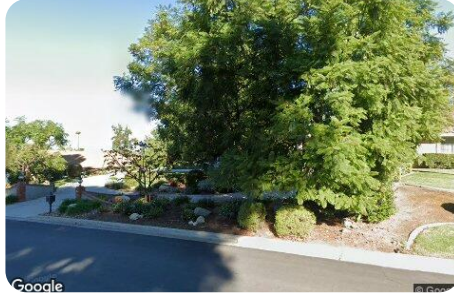


Single Family Residence **RESIDENTIAL**

16504 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$883,186 TopHap Estimate · \$365 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

2,420 ft²

LIVING AREA

0.47 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$883K

\$803K low

\$964K high

Last Sale

\$426,500 · Jul 24, 2023

Est. Owner Equity

\$200,786

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$9,702 (2025)
Assessed Value	\$887,459
Previous Assessed	\$870,059
Assessor Market Value	\$710,730

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.47
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
Jul 21, 2023	Financing	Intrafamily Transfer			
Jul 21, 2023	Financing	Intrafamily Transfer			
Jul 18, 2023	Resale	Grant Deed	\$853,000	\$352	\$682K
Mar 19, 2019	Quitclaim	Quit Claim Transfer			
Dec 2, 2016	Financing	Intrafamily Transfer			\$330K
Mar 9, 2011	Resale	Grant Deed	\$373,000	\$154	\$364K
Jun 21, 2010	Financing	Mortgage			\$1.8M
May 10, 2010	Non-arms-length	Trustees Deed	\$298,900	\$124	
Sep 14, 1999	Resale	Grant Deed	\$285,000	\$118	\$210K
Sep 14, 1999	Quitclaim	Quit Claim Transfer			
Nov 29, 1995	Resale	Grant Deed	\$91,500	\$38	\$130K
Aug 14, 1995	Non-arms-length	Trustees Deed	\$18,300	\$8	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.7 mi
Frank Augustus Miller Middle School	Middle	7–8	1.6 mi
Martin Luther King High School	High	9–12	2.4 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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