

Single Family Residence **RESIDENTIAL**

16825 RIDGE CANYON DR

RIVERSIDE, CA 92506

\$1,165,104 TopHap Estimate · \$348 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,352 ft²

LIVING AREA

2.52 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$167,500 · Mar 7, 2000

Est. Owner Equity

\$941,304

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$6,409 (2025)
Assessed Value	\$593,456
Previous Assessed	\$581,820
Assessor Market Value	\$880,110

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 30, 2002	Quitclaim	Quit Claim Transfer			
Mar 7, 2000	Resale	Grant Deed	\$335,000	\$100	\$225K
Aug 12, 1999	Quitclaim	Quit Claim Transfer			
Dec 8, 1994	Recorded document	Grant Deed			
Apr 14, 1994	Resale	Grant Deed	\$70,000	\$21	\$65K
Dec 26, 1991	Resale	Grant Deed	\$25,000	\$7	
Jun 1, 1989	Resale	Grant Deed	\$50,000	\$15	\$45K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.0 mi
Frank Augustus Miller Middle School	Middle	7–8	1.6 mi
Martin Luther King High School	High	9–12	2.2 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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