

Single Family Residence

RESIDENTIAL

16235 GRACEFUL CT

RIVERSIDE, CA 92504

\$986,321 TopHap Estimate · \$366 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,698 ft²

LIVING AREA

0.65 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$986K

\$914K low

\$1.1M high

Last Sale

\$450,000 · Feb 21, 2024

Est. Owner Equity

\$266,321

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$11,113 (2025)
Assessed Value	\$936,360
Previous Assessed	\$918,000
Assessor Market Value	\$682,920

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.65
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

56
FLOOD

77
WILDFIRE

65
HEAT

5
STORM

39
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 10, 2024	Financing	Intrafamily Transfer			
Jan 22, 2024	Resale	Grant Deed	\$900,000	\$334	\$720K
Nov 7, 2013	Resale	Grant Deed	\$185,000	\$69	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.8 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 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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