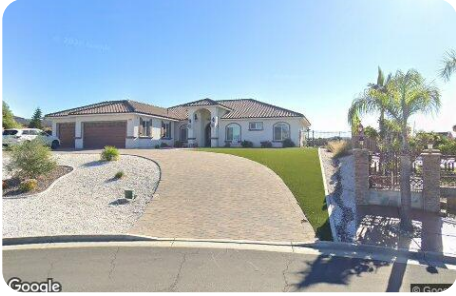


Single Family Residence **RESIDENTIAL**

# 16248 GRACEFUL CT

RIVERSIDE, CA 92504

**\$1,224,761** TopHap Estimate · \$408 / ft² · confidence 94 · as of Jun 25, 2026



**4**

BEDS

**3**

BATHS

**3,005 ft²**

LIVING AREA

**1.04 ac**

LOT SIZE

**2019**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$1.2M**

\$1.2M low

\$1.3M high

Last Sale

**\$840,000 · Jul 31, 2020**

Est. Owner Equity

**\$552,761**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$13,249 (2025) |
| Assessed Value        | \$1,132,694     |
| Previous Assessed     | \$1,110,485     |
| Assessor Market Value | \$847,530       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## CLIMATE RISK

|             |                |            |            |               |
|-------------|----------------|------------|------------|---------------|
| 25<br>FLOOD | 77<br>WILDFIRE | 65<br>HEAT | 5<br>STORM | 39<br>DROUGHT |
|-------------|----------------|------------|------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Apr 1, 2021  | Financing | Intrafamily Transfer |           |                    |        |
| Jul 9, 2020  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Jul 6, 2020  | Resale    | Grant Deed           | \$840,000 | \$280              | \$755K |
| Dec 16, 2019 | Resale    | Grant Deed           | \$810,000 | \$270              |        |
| Aug 4, 2017  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Aug 9, 2017  | Resale    | Grant Deed           | \$250,000 | \$83               |        |
| Mar 12, 2015 | Resale    | Grant Deed           | \$242,000 | \$81               |        |
| Dec 24, 2014 | Quitclaim | Quit Claim Transfer  |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Woodcrest Elementary School         | Elementary | KG–6   | 0.8 mi   |
| Frank Augustus Miller Middle School | Middle     | 7–8    | 1.8 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>56,759</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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