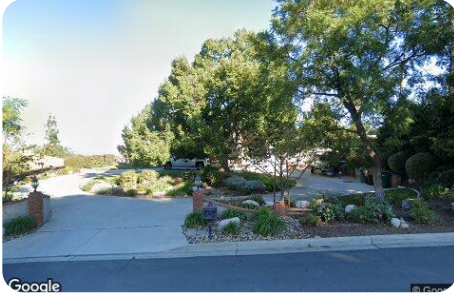


Single Family Residence **RESIDENTIAL**

16486 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$800,370 TopHap Estimate · \$247 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,237 ft²

LIVING AREA

0.47 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$800K

\$690K low

\$911K high

Est. Owner Equity

\$500,370

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$3,848 (2025)
Assessed Value	\$356,484
Previous Assessed	\$349,495
Assessor Market Value	\$767,700

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.47
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 16, 2007	Quitclaim	Quit Claim Transfer			

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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