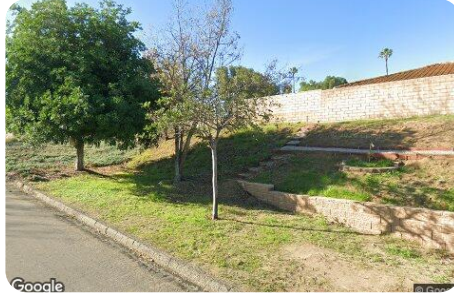


Single Family Residence **RESIDENTIAL**

16524 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$1,144,066 TopHap Estimate · \$452 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

2,533 ft²

LIVING AREA

0.46 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$562,500 · Feb 24, 2026

Est. Owner Equity

\$300,316

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$6,888 (2025)
Assessed Value	\$1,101,599
Previous Assessed	\$616,409
Assessor Market Value	\$640,980

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.46
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
Feb 2, 2026	Resale	Grant Deed	\$562,500	\$222	\$844K
Dec 17, 2024	Resale	Grant Deed	\$1,080,000	\$426	\$955K
Dec 23, 2024	Financing	Affidavit Of Death Of Joint Tenant			
Sep 20, 2023	Financing	Intrafamily Transfer			
Jan 4, 2017	Resale	Grant Deed	\$485,000	\$191	
Jan 14, 1993	Quitclaim	Quit Claim Transfer			\$30K

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	Absentee owner
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