

Single Family Residence **RESIDENTIAL**

16464 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$853,219 TopHap Estimate · \$417 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

2,044 ft²

LIVING AREA

0.47 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$853K

\$758K low

\$949K high

Last Sale

\$419,500 · Feb 20, 2026

Est. Owner Equity

\$182,019

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$5,215 (2025)
Assessed Value	\$475,010
Previous Assessed	\$465,697
Assessor Market Value	\$614,970

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.47
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
Feb 6, 2026	Resale	Grant Deed	\$839,000	\$410	\$671K
Dec 12, 2023	Financing	Intrafamily Transfer			
Dec 12, 2023	Financing	Intrafamily Transfer			
Oct 27, 2016	Quitclaim	Quit Claim Transfer			
Oct 27, 2016	Quitclaim	Quit Claim Transfer			
Jun 11, 2013	Recorded document	Affidavit Of Death			
Jun 11, 2013	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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