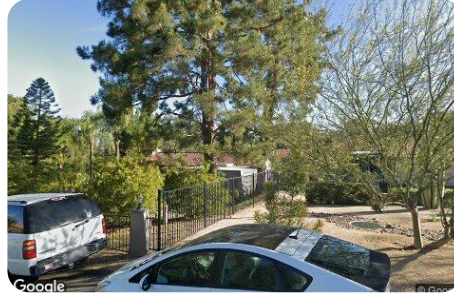
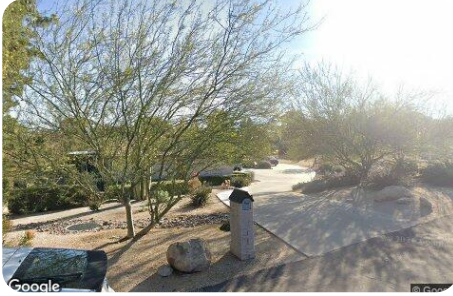


Single Family Residence **RESIDENTIAL**

16535 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$1,010,951 TopHap Estimate · \$367 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.3

BATHS

2,758 ft²

LIVING AREA

1.94 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1M

\$935K low

\$1.1M high

Last Sale

\$445,500 · Dec 12, 2014

Est. Owner Equity

\$608,001

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$5,868 (2025)
Assessed Value	\$544,284
Previous Assessed	\$533,612
Assessor Market Value	\$666,180

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	RIVERSIDE
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
Nov 17, 2014	Resale	Grant Deed	\$445,500	\$162	\$401K
Nov 25, 2014	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.6 mi
Frank Augustus Miller Middle School	Middle	7–8	1.5 mi
Martin Luther King High School	High	9–12	2.3 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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