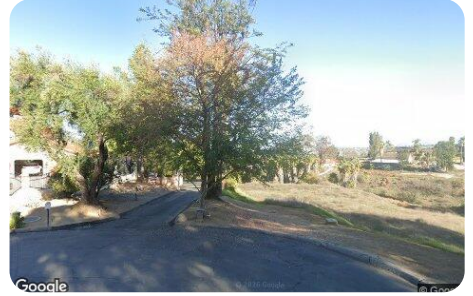


Single Family Residence **RESIDENTIAL**

16564 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$946,806 TopHap Estimate · \$230 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

4
BATHS

4,117 ft²
LIVING AREA

1.3 ac
LOT SIZE

1990
YEAR BUILT

2
STORIES

5
PARKING

VALUATION

\$947K

\$870K low

\$1M high

Est. Owner Equity

\$946,806

TAX & ASSESSMENT

Property Tax	\$4,990 (2025)
Assessed Value	\$635,822
Previous Assessed	\$623,356
Assessor Market Value	\$880,380

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
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
Mar 23, 2010	Quitclaim	Quit Claim Transfer			
Jan 20, 2010	Recorded document	Grant Deed			
Oct 1, 1989	Financing	Grant Deed			\$224K

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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