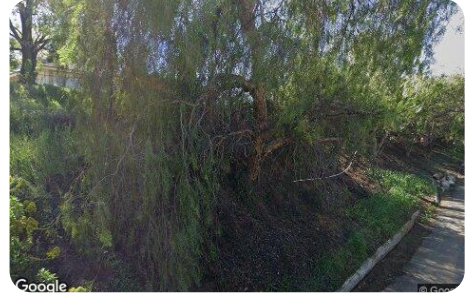
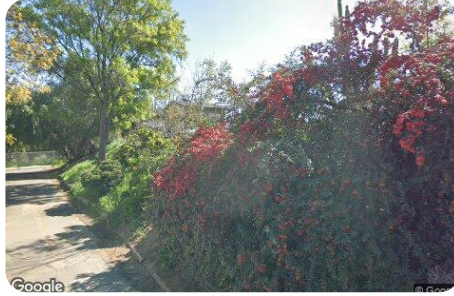


Single Family Residence **RESIDENTIAL**

16080 WASHINGTON ST

RIVERSIDE, CA 92504

\$534,858 TopHap Estimate · \$455 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,176 ft²

LIVING AREA

0.96 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$535K

\$473K low

\$597K high

Last Sale

\$105,000 · Jun 23, 2016

Est. Owner Equity

\$315,562

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$4,049 (2025)
Assessed Value	\$291,387
Previous Assessed	\$285,675
Assessor Market Value	\$474,930

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.96
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 6, 2012	Resale	Grant Deed	\$232,000	\$197	\$219K
Jan 9, 2006	Resale	Grant Deed	\$470,000	\$400	\$376K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.4 mi
Frank Augustus Miller Middle School	Middle	7–8	1.0 mi
Martin Luther King High School	High	9–12	1.8 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 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K 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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