

Single Family Residence **RESIDENTIAL**

16940 RIDGE CANYON DR

RIVERSIDE, CA 92506

\$740,728 TopHap Estimate · \$349 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

2,122 ft²

LIVING AREA

1 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

VALUATION

\$741K

\$677K low

\$804K high

Est. Owner Equity

\$590,728

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$1,477 (2025)
Assessed Value	\$141,451
Previous Assessed	\$138,679
Assessor Market Value	\$724,500

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 22, 2024	Financing	Intrafamily Transfer			
Sep 20, 2018	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.0 mi
Frank Augustus Miller Middle School	Middle	7–8	1.6 mi
Martin Luther King High School	High	9–12	2.1 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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