

Single Family Residence **RESIDENTIAL**

16820 RIDGE CANYON DR

RIVERSIDE, CA 92506

\$809,060 TopHap Estimate · \$351 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2.3

BATHS

2,302 ft²

LIVING AREA

1.3 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$809K

\$723K low

\$895K high

Est. Owner Equity

\$709,060

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$1,867 (2025)
Assessed Value	\$177,077
Previous Assessed	\$173,606
Assessor Market Value	\$730,620

PROPERTY FACTS

Property Type	Single Family Residence
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
Jan 17, 2017	Quitclaim	Quit Claim Transfer			

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	2.2 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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