

Single Family Residence **RESIDENTIAL**

16485 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$868,777 TopHap Estimate · \$297 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.3

BATHS

2,926 ft²

LIVING AREA

0.48 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$869K

\$798K low

\$939K high

Last Sale

\$384,000 · Jun 19, 2012

Est. Owner Equity

\$418,777

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$3,618 (2025)
Assessed Value	\$506,959
Previous Assessed	\$497,020
Assessor Market Value	\$745,380

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.48
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
May 31, 2012	Quitclaim	Quit Claim Transfer			
May 30, 2012	Resale	Grant Deed	\$384,000	\$131	\$307K
Oct 23, 2009	Resale	Grant Deed	\$375,000	\$128	\$235K
Apr 14, 2008	Recorded document	Affidavit Of Death			
Mar 24, 2000	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.6 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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