

Single Family Residence **RESIDENTIAL**

# 16463 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

**\$878,580** TopHap Estimate · \$337 / ft² · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**1.8**

BATHS

**2,608 ft²**

LIVING AREA

**0.5 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$879K**

\$810K low

\$947K high

Last Sale

**\$475,000 · Feb 28, 2018**

Est. Owner Equity

**\$422,080**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,045 (2025) |
| Assessed Value        | \$551,272      |
| Previous Assessed     | \$540,464      |
| Assessor Market Value | \$589,950      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.50                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|----------------------|-----------|--------------------|-------|
| Aug 1, 2025  | Financing | Intrafamily Transfer |           |                    |       |
| Jan 26, 2018 | Resale    | Grant Deed           | \$475,000 | \$182              | \$71K |
| Feb 3, 2007  | Quitclaim | Quit Claim Transfer  |           |                    |       |

## 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

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>65</div> <div>CRIME INDEX</div> | <div>104</div> <div>AIR POLLUTION</div> | <div>47,695</div> <div>POPULATION</div> | <div>\$109K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|