

Single Family Residence **RESIDENTIAL**

16441 RANCHO ESCONDIDO DR

RIVERSIDE, CA 92506

\$788,599 TopHap Estimate · \$304 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

2,592 ft²

LIVING AREA

0.5 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$789K

\$725K low

\$852K high

Last Sale

\$355,000 · Dec 24, 2012

Est. Owner Equity

\$291,599

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$4,898 (2025)
Assessed Value	\$445,882
Previous Assessed	\$437,141
Assessor Market Value	\$678,960

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.50
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
Oct 11, 2024	Financing	Intrafamily Transfer			\$497K
Aug 6, 2013	Quitclaim	Quit Claim Transfer			
Dec 13, 2012	Resale	Grant Deed	\$355,000	\$137	
Aug 15, 2012	Resale	Grant Deed	\$273,000	\$105	
Sep 29, 1995	Recorded document	Trustees Deed			
Mar 6, 1992	Financing	Grant Deed			\$184K

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

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

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

|
 OWNERSHIP

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