

Single Family Residence **RESIDENTIAL**

16144 CANYON RIDGE RD

RIVERSIDE, CA 92503

\$689,383 TopHap Estimate · \$279 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

2,473 ft²
LIVING AREA

0.29 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$689K

\$643K low

\$736K high

Last Sale

\$485,000 · Nov 29, 2006

Est. Owner Equity

\$304,883

Loan-to-Value

53%

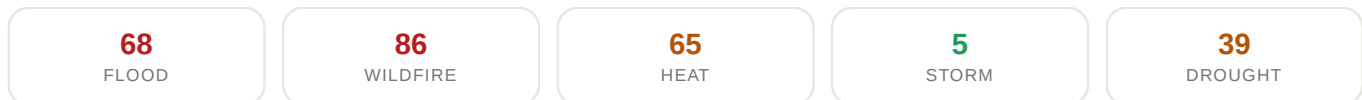
TAX & ASSESSMENT

Property Tax	\$7,148 (2025)
Assessed Value	\$662,766
Previous Assessed	\$649,771
Assessor Market Value	\$543,240

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.29
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 23, 2010	Quitclaim	Quit Claim Transfer			
Nov 6, 2006	Resale	Grant Deed	\$485,000	\$196	\$388K
Nov 1, 2006	Recorded document	Grant Deed			
Mar 5, 2005	Financing	Intrafamily Transfer			\$325K
Jun 15, 2004	Recorded document	Grant Deed			
Jun 15, 2004	Resale	Grant Deed	\$95,000	\$38	
Jun 15, 2004	Quitclaim	Quit Claim Transfer			
Jun 7, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	2.2 mi
Harrison Elementary School	Elementary	KG–6	2.2 mi
Frank Augustus Miller Middle School	Middle	7–8	3.7 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 92503

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K 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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