

Single Family Residence **RESIDENTIAL**

16255 VIA RANCHO

RIVERSIDE, CA 92506

\$765,501 TopHap Estimate · \$309 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

2,478 ft²

LIVING AREA

1.74 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$766K

\$686K low

\$845K high

Last Sale

\$435,000 · Apr 12, 2016

Est. Owner Equity

\$765,501

TAX & ASSESSMENT

Property Tax	\$5,659 (2025)
Assessed Value	\$525,240
Previous Assessed	\$514,943
Assessor Market Value	\$607,230

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 2, 2016	Resale	Grant Deed	\$435,000	\$176	\$370K
Feb 26, 2016	Recorded document	Grant Deed			
Aug 16, 2006	Financing	Intrafamily Transfer			\$100K
Feb 6, 2006	Resale	Grant Deed	\$680,000	\$274	\$476K
Jun 29, 2004	Resale	Grant Deed	\$550,000	\$222	\$440K
Jun 26, 2002	Resale	Grant Deed	\$369,000	\$149	\$269K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.8 mi
Frank Augustus Miller Middle School	Middle	7–8	1.8 mi
Martin Luther King High School	High	9–12	2.6 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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