

Single Family Residence **RESIDENTIAL**

17601 COL RANCH DR

RIVERSIDE, CA 92503

\$1,133,149 TopHap Estimate · \$264 / ft² · confidence 85 · as of Jun 23, 2026

4
BEDS

4.5
BATHS

4,293 ft²
LIVING AREA

0.24 ac
LOT SIZE

2025
YEAR BUILT

2
STORIES

VALUATION

\$1.1M

\$963K low

\$1.3M high

Last Sale

\$569,250 · Jun 12, 2025

Est. Owner Equity

\$575,079

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax

\$8,506 (2025)

Assessed Value

\$1,125,957

Previous Assessed

\$112,134

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.24
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35 FLOOD	88 WILDFIRE	64 HEAT	5 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 7, 2025	Resale	Grant Deed	\$1,138,500	\$265	\$558K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Mathews Elementary School	Elementary	KG–6	0.8 mi
Arlington High School	High	9–12	3.3 mi
Frank Augustus Miller Middle School	Middle	7–8	5.0 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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