

Single Family Residence **RESIDENTIAL**

17625 COL RANCH DR

RIVERSIDE, CA 92503

4
BEDS

4.5
BATHS

4,293 ft²
LIVING AREA

0.27 ac
LOT SIZE

2025
YEAR BUILT

2
STORIES

VALUATION

Last Sale **\$614,250 · Jun 12, 2025**

TAX & ASSESSMENT

Property Tax	\$8,506 (2025)
Assessed Value	\$809,611
Previous Assessed	\$112,134

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.27
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
Feb 2, 2026	Financing	Intrafamily Transfer			
May 30, 2025	Resale	Grant Deed	\$1,228,500	\$286	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Mathews Elementary School	Elementary	KG–6	0.7 mi
Arlington High School	High	9–12	3.4 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

Absentee owner