

Single Family Residence **RESIDENTIAL**

17697 COL RANCH DR

RIVERSIDE, CA 92503

4
BEDS

4.5
BATHS

3,917 ft²
LIVING AREA

0.27 ac
LOT SIZE

2025
YEAR BUILT

2
STORIES

VALUATION

Last Sale

\$635,250 · Nov 10, 2025

TAX & ASSESSMENT

Property Tax	\$8,136 (2025)
Assessed Value	\$1,270,315
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

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 6, 2025	Resale	Grant Deed	\$1,270,500	\$324	\$1M

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

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

OWNERSHIP

Occupancy

Owner occupied