

Single Family Residence

RESIDENTIAL

17686 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

\$594,500 · Aug 22, 2025

TAX & ASSESSMENT

Property Tax \$8,506 (2025)

Assessed Value \$1,188,705

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
Aug 8, 2025	Resale	Grant Deed	\$1,189,000	\$277	\$807K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Mathews Elementary School	Elementary	KG–6	0.8 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

Owner occupied