

Single Family Residence **RESIDENTIAL**

17656 COL RANCH DR

RIVERSIDE, CA 92503

4
BEDS

4.5
BATHS

3,917 ft²
LIVING AREA

0.33 ac
LOT SIZE

2025
YEAR BUILT

2
STORIES

VALUATION

Last Sale

\$599,000 · Aug 27, 2025

TAX & ASSESSMENT

Property Tax	\$8,136 (2025)
Assessed Value	\$1,197,878
Previous Assessed	\$112,134

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.33
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
Dec 11, 2025	Financing	Grant Deed			
Aug 27, 2025	Resale	Grant Deed	\$1,198,000	\$306	\$798K

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

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

OWNERSHIP

Occupancy

Owner occupied