

Single Family Residence **RESIDENTIAL**

# 17614 COL RANCH DR

RIVERSIDE, CA 92503

**5**  
BEDS

**4.5**  
BATHS

**4,438 ft<sup>2</sup>**  
LIVING AREA

**0.28 ac**  
LOT SIZE

**2025**  
YEAR BUILT

**2**  
STORIES

## VALUATION

Last Sale

**\$681,250 · Jun 12, 2025**

## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$8,727 (2025)</b> |
| Assessed Value    | <b>\$1,389,347</b>    |
| Previous Assessed | <b>\$112,134</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.28</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Tile</b>                    |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |

|        |                  |
|--------|------------------|
| Garage | Garage, Attached |
| Pool   | No               |

## CLIMATE RISK

|             |                |            |            |               |
|-------------|----------------|------------|------------|---------------|
| 35<br>FLOOD | 88<br>WILDFIRE | 64<br>HEAT | 5<br>STORM | 39<br>DROUGHT |
|-------------|----------------|------------|------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------------|--------------------|--------|
| Dec 5, 2025  | Financing | Intrafamily Transfer |             |                    | \$995K |
| May 30, 2025 | Resale    | Grant Deed           | \$1,362,500 | \$307              | \$997K |

## 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<br>CRIME INDEX | 105<br>AIR POLLUTION | 96,024<br>POPULATION | \$87K<br>MEDIAN IN-COME | 64°F<br>AVG TEMP | 68%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

**OWNERSHIP**

Occupancy

**Owner occupied**