

Single Family Residence **RESIDENTIAL**

17602 COL RANCH DR

RIVERSIDE, CA 92503

\$1,349,748 TopHap Estimate · \$314 / ft² · confidence 91 · as of Jul 14, 2026

4
BEDS

4.5
BATHS

4,293 ft²
LIVING AREA

0.25 ac
LOT SIZE

2024
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.5M high

Last Sale

\$661,500 · Oct 17, 2025

Est. Owner Equity

\$159,147

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax

\$10,994 (2025)

Assessed Value

\$1,322,891

Previous Assessed

\$335,834

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.25
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
Sep 23, 2025	Resale	Grant Deed	\$1,323,000	\$308	\$1.2M
Oct 14, 2025	Financing	Intrafamily Transfer			

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
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