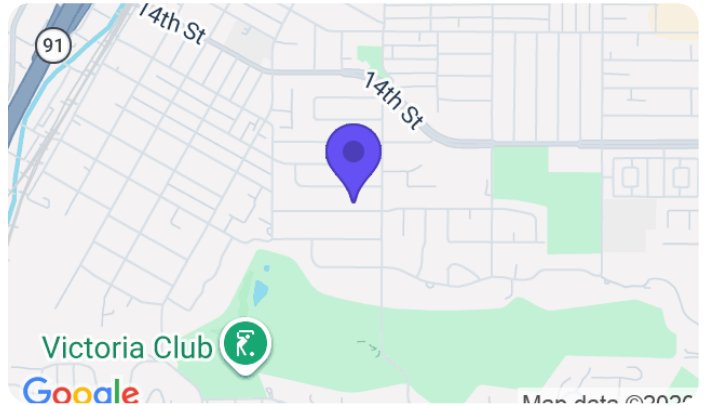
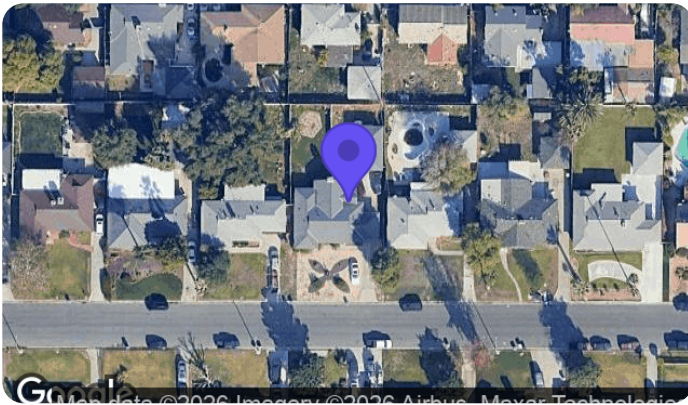


Single Family Residence **RESIDENTIAL**

2449 RANCHO DR

RIVERSIDE, CA 92507

\$869,952 TopHap Estimate · \$347 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.8

BATHS

2,507 ft²

LIVING AREA

0.2 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$870K

\$785K low

\$955K high

Last Sale

\$860,000 · Apr 29, 2026

Est. Owner Equity

\$52,952

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$9,235 (2025)
Assessed Value	\$842,722
Previous Assessed	\$826,199
Assessor Market Value	\$370,710

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

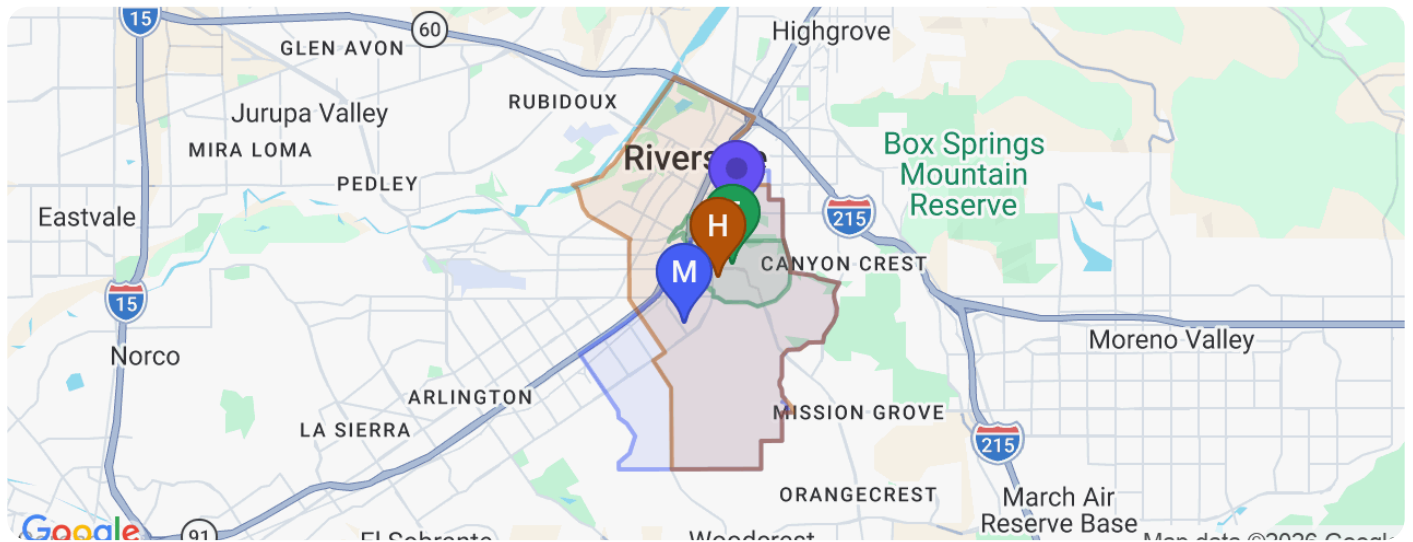
DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 13, 2026	Resale	Grant Deed	\$860,000	\$343	\$817K
Mar 22, 2024	Resale	Grant Deed	\$810,000	\$323	\$608K
Jan 3, 2022	Financing	Intrafamily Transfer			
Jan 3, 2022	Financing	Intrafamily Transfer			
Sep 25, 2021	Financing	Intrafamily Transfer			\$350K
Sep 25, 2021	Financing	Intrafamily Transfer			
Sep 25, 2021	Financing	Intrafamily Transfer			
Jan 6, 2020	Quitclaim	Quit Claim Transfer			
Dec 3, 2019	Quitclaim	Quit Claim Transfer			
Nov 27, 2019	Resale	Grant Deed	\$405,000	\$162	\$324K
Dec 4, 2018	Quitclaim	Quit Claim Transfer			
Oct 2, 2018	Resale	Grant Deed	\$285,000	\$114	
Feb 9, 2001	Quitclaim	Quit Claim Transfer			
Oct 30, 2000	Quitclaim	Quit Claim Transfer			

Jul 16, 1998 Financing Grant Deed \$14K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Louisa May Alcott Elementary School	Elementary	KG–6	0.8 mi
Poly High School	High	9–12	1.1 mi
Matthew Gage Middle School	Middle	7–8	2.1 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 92507

112 CRIME INDEX	105 AIR POLLUTION	64,491 POPULATION	\$66K MEDIAN IN-COME	63°F AVG TEMP	68% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------