

Single Family Residence **RESIDENTIAL**

2303 RANCHO DR

RIVERSIDE, CA 92507

\$508,205 TopHap Estimate · \$386 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

1,316 ft²

LIVING AREA

0.2 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$508K

\$457K low

\$559K high

Last Sale

\$101,000 · Apr 24, 1996

Est. Owner Equity

\$329,355

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$3,384 (2025)
Assessed Value	\$312,045
Previous Assessed	\$305,927
Assessor Market Value	\$444,060

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 13, 2024	Financing	Affidavit Of Death Of Joint Tenant			
Mar 11, 2008	Financing	Grant Deed			\$102K
Nov 2, 2005	Quitclaim	Quit Claim Transfer			\$103K
Aug 22, 2001	Quitclaim	Quit Claim Transfer			
Apr 24, 1996	Resale	Grant Deed	\$101,000	\$77	\$101K
Oct 6, 1995	Non-arms-length	Trustees Deed	\$90,000	\$68	
Jun 30, 1992	Resale	Grant Deed	\$115,000	\$87	\$104K
Apr 1, 1990	Quitclaim	Quit Claim Transfer			\$31K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Poly High School	High	9–12	1.2 mi
Matthew Gage Middle School	Middle	7–8	2.2 mi
Castle View Elementary School	Elementary	KG–6	2.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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