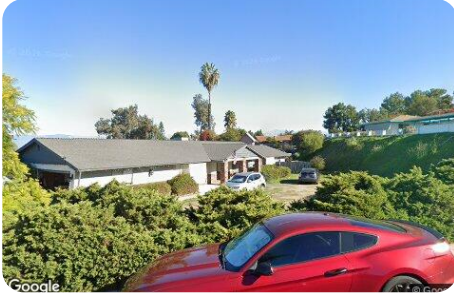


Single Family Residence **RESIDENTIAL**

15766 RANCHO VIEJO DR

RIVERSIDE, CA 92506

\$767,198 TopHap Estimate · \$281 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

2,731 ft²

LIVING AREA

0.5 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

VALUATION

\$767K

\$664K low

\$871K high

Last Sale

\$93,000 · Sep 1, 1995

Est. Owner Equity

\$447,698

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$3,845 (2025)
Assessed Value	\$349,027
Previous Assessed	\$342,184
Assessor Market Value	\$644,400

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.50
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 1, 1995	Resale	Grant Deed	\$186,000	\$68	\$149K
Sep 8, 1994	Non-arms-length	Trustees Deed	\$273,053	\$100	
Jan 3, 1992	Non-arms-length	Grant Deed	\$10,000	\$4	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.1 mi
Frank Augustus Miller Middle School	Middle	7–8	2.0 mi
Martin Luther King High School	High	9–12	2.8 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K 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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