

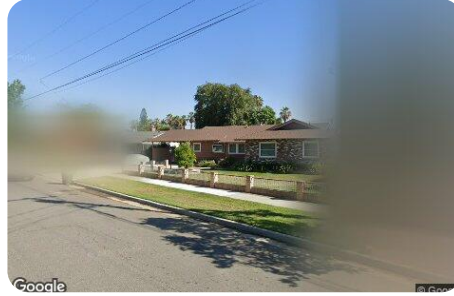
Single Family Residence

RESIDENTIAL

5748 OLD RANCH RD

RIVERSIDE, CA 92504

\$725,529 TopHap Estimate · \$319 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,273 ft²

LIVING AREA

0.35 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$726K

\$680K low

\$771K high

Last Sale

\$657,000 · Dec 27, 2021

Est. Owner Equity

\$101,379

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$7,803 (2025)
Assessed Value	\$711,155
Previous Assessed	\$697,212
Assessor Market Value	\$578,970

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.35
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 8, 2021	Resale	Grant Deed	\$657,000	\$289	\$624K
Nov 5, 2021	Financing	Intrafamily Transfer			\$266K
Aug 3, 2017	Quitclaim	Quit Claim Transfer			
Aug 11, 2017	Resale	Grant Deed	\$385,000	\$169	\$392K
Mar 31, 2008	Quitclaim	Quit Claim Transfer			
Nov 14, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	0.8 mi
Central Middle School of Arts and Innovation	Middle	7–8	1.3 mi
Poly High School	High	9–12	2.5 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 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K 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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