

Single Family Residence **RESIDENTIAL**

3945 RANCHO NINOS CT

RIVERSIDE, CA 92505

\$592,699 TopHap Estimate · \$313 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

2.3
BATHS

1,893 ft²
LIVING AREA

0.18 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$593K

\$538K low

\$647K high

Last Sale

\$444,000 · Jun 25, 2018

Est. Owner Equity

\$265,699

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$6,269 (2025)
Assessed Value	\$515,293
Previous Assessed	\$505,190
Assessor Market Value	\$513,090

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 16, 2022	Financing	Intrafamily Transfer			
Sep 9, 2020	Financing	Intrafamily Transfer			\$327K
May 11, 2018	Resale	Grant Deed	\$444,000	\$235	\$333K
Oct 1, 2014	Quitclaim	Quit Claim Transfer			\$252K
Oct 1, 2014	Quitclaim	Quit Claim Transfer			
Oct 4, 2013	Quitclaim	Quit Claim Transfer			
Apr 3, 1992	Resale	Grant Deed	\$188,000	\$99	\$171K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McAuliffe Elementary School	Elementary	KG–5	0.3 mi
La Sierra High School	High	9–12	0.7 mi
Villegas Middle School	Middle	6–8	1.6 mi

District: Alvord 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.

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 NEIGHBORHOOD · ZIP 92505

68 CRIME INDEX	108 AIR POLLUTION	53,012 POPULATION	\$74K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Absentee owner
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