

Single Family Residence **RESIDENTIAL**

5735 OLD RANCH RD

RIVERSIDE, CA 92504

\$662,741 TopHap Estimate · \$354 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.3

BATHS

1,874 ft²

LIVING AREA

0.54 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$663K

\$644K low

\$682K high

Est. Owner Equity

\$500,741

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$2,408 (2025)
Assessed Value	\$215,254
Previous Assessed	\$211,034
Assessor Market Value	\$541,980

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.54
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
Nov 1, 2022	Financing	Intrafamily Transfer			
May 17, 2011	Quitclaim	Quit Claim Transfer			\$172K
Apr 12, 2007	Financing	Intrafamily Transfer			\$210K
Nov 16, 1993	Quitclaim	Quit Claim Transfer			
Nov 1, 1990	Non-arms-length	Grant Deed	\$170,000	\$91	

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	Absentee owner
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