

Single Family Residence **RESIDENTIAL**

## 2041 RANCHO DR

RIVERSIDE, CA 92507

**\$612,453** TopHap Estimate · \$348 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**5**

BEDS

**2.5**

BATHS

**1,759 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1964**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

### VALUATION

**\$612K**

\$592K low

\$633K high

Est. Owner Equity

**\$612,453**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,645 (2025) |
| Assessed Value        | \$236,978      |
| Previous Assessed     | \$232,333      |
| Assessor Market Value | \$699,930      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.19                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-------------------|---------------------|-------|--------------------|------|
| Dec 22, 2019 | Recorded document | Grant Deed          |       |                    |      |
| Dec 22, 2019 | Recorded document | Affidavit Of Death  |       |                    |      |
| Mar 10, 2003 | Quitclaim         | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Emerson Elementary School  | Elementary | KG–6   | 0.2 mi   |
| Poly High School           | High       | 9–12   | 1.3 mi   |
| Matthew Gage Middle School | Middle     | 7–8    | 2.3 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

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>112</div> <div>CRIME INDEX</div> | <div>105</div> <div>AIR POLLUTION</div> | <div>64,491</div> <div>POPULATION</div> | <div>\$66K</div> <div>MEDIAN IN-COME</div> | <div>63°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|