

Single Family Residence **RESIDENTIAL**

# 1530 RANSOM RD

RIVERSIDE, CA 92506

**\$771,465** TopHap Estimate · \$316 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**1.8**

BATHS

**2,440 ft<sup>2</sup>**

LIVING AREA

**0.39 ac**

LOT SIZE

**1963**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$771K**

\$721K low

\$822K high

Est. Owner Equity

**\$571,465**

Loan-to-Value

**25%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,968 (2025) |
| Assessed Value        | \$182,814      |
| Previous Assessed     | \$179,230      |
| Assessor Market Value | \$612,900      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.39                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|-------------|-----------|---------------------|-------|--------------------|------|
| Mar 9, 2005 | Quitclaim | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Castle View Elementary School | Elementary | KG–6   | 0.5 mi   |
| Poly High School              | High       | 9–12   | 1.4 mi   |
| Matthew Gage Middle School    | Middle     | 7–8    | 1.9 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>47,695</b><br>POPULATION | <b>\$109K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|