

Single Family Residence **RESIDENTIAL**

2188 RANCHWOOD PL

RIVERSIDE, CA 92506

\$839,567 TopHap Estimate · \$304 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,760 ft²
LIVING AREA

0.27 ac
LOT SIZE

1974
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$840K

\$782K low

\$897K high

Last Sale

\$825,000 · Mar 13, 2026

Est. Owner Equity

\$179,567

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,693 (2025)
Assessed Value	\$340,521
Previous Assessed	\$333,845
Assessor Market Value	\$667,530

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	RIVERSIDE
Lot (acres)	0.27
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 6, 2026	Resale	Grant Deed	\$825,000	\$299	\$660K
Jan 2, 2014	Quitclaim	Quit Claim Transfer			
Sep 15, 2011	Quitclaim	Quit Claim Transfer			\$88K
Sep 1, 2006	Quitclaim	Quit Claim Transfer			
Nov 30, 2001	Quitclaim	Quit Claim Transfer			
Jul 1, 1996	Resale	Grant Deed	\$205,000	\$74	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Castle View Elementary School	Elementary	KG–6	0.8 mi
Poly High School	High	9–12	1.0 mi
Matthew Gage Middle School	Middle	7–8	1.4 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

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K 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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