

Single Family Residence **RESIDENTIAL**

2170 RANCHWOOD PL

RIVERSIDE, CA 92506

\$754,348 TopHap Estimate · \$288 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,616 ft²
LIVING AREA

0.24 ac
LOT SIZE

1974
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$754K

\$719K low

\$789K high

Last Sale

\$21,000 · May 17, 1996

Est. Owner Equity

\$401,348

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$4,048 (2025)
Assessed Value	\$365,971
Previous Assessed	\$358,796
Assessor Market Value	\$632,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.24
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
May 17, 1996	Non-arms-length	Grant Deed	\$10,500	\$4	\$168K
May 23, 1995	Quitclaim	Quit Claim Transfer			
Oct 12, 1993	Resale	Grant Deed	\$210,000	\$80	\$168K
Apr 26, 1993	Non-arms-length	Trustees Deed	\$211,400	\$81	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Castle View Elementary School	Elementary	KG–6	0.7 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	Owner occupied
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