

Single Family Residence **RESIDENTIAL**

2176 RANCHWOOD PL

RIVERSIDE, CA 92506

\$700,040 TopHap Estimate · \$372 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,881 ft²

LIVING AREA

0.28 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$700K

\$672K low

\$729K high

Last Sale

\$615,000 · Apr 27, 2021

Est. Owner Equity

\$152,040

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$7,453 (2025)
Assessed Value	\$679,007
Previous Assessed	\$665,694
Assessor Market Value	\$543,240

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.28
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 27, 2022	Financing	Intrafamily Transfer			
Apr 9, 2021	Resale	Grant Deed	\$615,000	\$327	\$547K
Jun 29, 2020	Financing	Intrafamily Transfer			\$414K
Aug 3, 2007	Financing	Grant Deed			\$404K
May 25, 2004	Quitclaim	Quit Claim Transfer			\$271K
Jun 1, 1990	Resale	Grant Deed	\$176,000	\$94	\$130K
Jul 1, 1989	Resale	Grant Deed	\$200,000	\$106	\$180K

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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