

Single Family Residence **RESIDENTIAL**

2152 RANCHWOOD PL

RIVERSIDE, CA 92506

\$711,995 TopHap Estimate · \$347 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

2,053 ft²

LIVING AREA

0.3 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$712K

\$675K low

\$749K high

Last Sale

\$447,500 · Oct 28, 2016

Est. Owner Equity

\$464,495

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$5,830 (2025)
Assessed Value	\$529,741
Previous Assessed	\$519,355
Assessor Market Value	\$574,380

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.30
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
Sep 14, 2020	Quitclaim	Quit Claim Transfer			
Oct 18, 2016	Resale	Grant Deed	\$447,500	\$218	\$248K
May 2, 2007	Financing	Grant Deed			\$187K
Jul 31, 2003	Resale	Grant Deed	\$147,500	\$72	\$75K
May 1, 1988	Resale	Grant Deed	\$154,500	\$75	\$123K

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	Absentee owner
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