

Single Family Residence **RESIDENTIAL**

2161 RANCHWOOD PL

RIVERSIDE, CA 92506

\$821,739 TopHap Estimate · \$314 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,616 ft²

LIVING AREA

0.27 ac

LOT SIZE

1974

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$822K

\$778K low

\$866K high

Last Sale

\$514,500 · Dec 10, 2019

Est. Owner Equity

\$428,839

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$6,310 (2025)
Assessed Value	\$573,929
Previous Assessed	\$562,677
Assessor Market Value	\$590,400

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.27
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 17, 2019	Resale	Grant Deed	\$514,500	\$197	\$400K
Jun 30, 2017	Financing	Intrafamily Transfer			\$208K
Jan 8, 2002	Quitclaim	Quit Claim Transfer			
Aug 15, 1997	Resale	Trustees Deed	\$208,500	\$80	\$198K
Aug 15, 1997	Quitclaim	Quit Claim Transfer			

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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