

Single Family Residence **RESIDENTIAL**

2173 RANCHWOOD PL

RIVERSIDE, CA 92506

\$977,995 TopHap Estimate · \$324 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.3

BATHS

3,020 ft²

LIVING AREA

0.25 ac

LOT SIZE

1974

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$978K

\$895K low

\$1.1M high

Last Sale

\$928,000 · Jul 18, 2025

Est. Owner Equity

\$235,595

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$6,139 (2025)
Assessed Value	\$928,000
Previous Assessed	\$554,215
Assessor Market Value	\$659,250

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.25
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 18, 2025	Resale	Grant Deed	\$928,000	\$307	\$742K
Jun 29, 2021	Financing	Intrafamily Transfer			
Jun 4, 2021	Resale	Grant Deed	\$745,000	\$247	\$596K
Jun 8, 2015	Financing	Intrafamily Transfer			\$404K
Feb 25, 2004	Quitclaim	Quit Claim Transfer			\$368K
May 8, 2003	Non-arms-length	Grant Deed	\$356,000	\$118	\$266K
Jan 30, 1992	Non-arms-length	Grant Deed	\$339,000	\$112	\$271K
Jan 1, 1991	Financing	Grant Deed			\$26K

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	Owner occupied
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