

Single Family Residence **RESIDENTIAL**

2182 RANCHWOOD PL

RIVERSIDE, CA 92506

\$855,543 TopHap Estimate · \$363 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.3

BATHS

2,360 ft²

LIVING AREA

0.24 ac

LOT SIZE

1974

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$856K

\$786K low

\$925K high

Last Sale

\$790,000 · Nov 18, 2022

Est. Owner Equity

\$105,043

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$9,187 (2025)
Assessed Value	\$838,354
Previous Assessed	\$821,916
Assessor Market Value	\$611,370

PROPERTY FACTS

Property Type	Single Family Residence
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 27, 2023	Financing	Intrafamily Transfer			
Oct 24, 2022	Resale	Grant Deed	\$790,000	\$335	\$711K
Oct 1, 2015	Resale	Grant Deed	\$450,000	\$191	\$417K
Jul 9, 2014	Financing	Intrafamily Transfer			\$290K
May 3, 2013	Quitclaim	Quit Claim Transfer			
Jan 29, 2013	Resale	Grant Deed	\$340,000	\$144	\$235K
Mar 2, 2004	Quitclaim	Quit Claim Transfer			
Feb 10, 2004	Recorded document	Grant Deed			
Feb 10, 2004	Quitclaim	Quit Claim Transfer			\$100K

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
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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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