

Single Family Residence **RESIDENTIAL**

2179 RANCHWOOD PL

RIVERSIDE, CA 92506

\$809,164 TopHap Estimate · \$309 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,616 ft²

LIVING AREA

0.28 ac

LOT SIZE

1974

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$809K

\$770K low

\$848K high

Est. Owner Equity

\$0

Loan-to-Value

126%

TAX & ASSESSMENT

Property Tax	\$9,221 (2025)
Assessed Value	\$382,780
Previous Assessed	\$375,275
Assessor Market Value	\$632,700

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
May 24, 2025	Financing	Affidavit Of Death Of Joint Tenant			\$425K
Sep 27, 2022	Financing	Intrafamily Transfer			
Sep 23, 2014	Quitclaim	Quit Claim Transfer			
Feb 24, 1999	Quitclaim	Quit Claim Transfer			
Jul 1, 1988	Resale	Grant Deed	\$205,000	\$78	\$164K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Castle View Elementary School	Elementary	KG–6	0.8 mi
Poly High School	High	9–12	0.9 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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