

Single Family Residence **RESIDENTIAL**

1074 RANCHO VALENCIA DR

RIVERSIDE, CA 92508

\$1,074,960 TopHap Estimate · \$322 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,339 ft²

LIVING AREA

0.47 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$655,000 · Jul 20, 2018

Est. Owner Equity

\$384,960

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$9,430 (2025)
Assessed Value	\$745,274
Previous Assessed	\$730,662
Assessor Market Value	\$862,470

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.47
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 19, 2018	Quitclaim	Quit Claim Transfer			
Jun 8, 2018	Resale	Grant Deed	\$655,000	\$196	\$590K
Jan 31, 2003	Quitclaim	Quit Claim Transfer			
Jan 31, 2003	Resale	Grant Deed	\$453,000	\$136	\$408K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John F. Kennedy Elementary School	Elementary	KG–6	0.4 mi
Martin Luther King High School	High	9–12	1.3 mi
Amelia Earhart Middle School	Middle	7–8	1.6 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 92508

26 CRIME INDEX	107 AIR POLLUTION	37,730 POPULATION	\$129K MEDIAN IN-COME	63°F AVG TEMP	68% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------