

Single Family Residence **RESIDENTIAL**

1046 RANCHO VALENCIA DR

RIVERSIDE, CA 92508

\$973,078 TopHap Estimate · \$311 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,128 ft²

LIVING AREA

0.42 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$973K

\$885K low

\$1.1M high

Last Sale

\$387,500 · Apr 9, 2003

Est. Owner Equity

\$0

Loan-to-Value

134%

TAX & ASSESSMENT

Property Tax	\$7,714 (2025)
Assessed Value	\$594,631
Previous Assessed	\$582,972
Assessor Market Value	\$791,010

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.42
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 11, 2003	Financing	Trustees Deed			\$42K
Apr 9, 2003	Resale	Grant Deed	\$387,500	\$124	\$349K

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

| OWNERSHIP

Occupancy	Owner occupied
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