

Single Family Residence **RESIDENTIAL**

# 1086 RANCHO VALENCIA DR

RIVERSIDE, CA 92508

**\$996,345** TopHap Estimate · \$319 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**3,128 ft<sup>2</sup>**

LIVING AREA

**0.52 ac**

LOT SIZE

**2001**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$996K**

\$898K low

\$1.1M high

Last Sale

**\$481,000 · Aug 8, 2003**

Est. Owner Equity

**\$68,945**

Loan-to-Value

**86%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,833 (2025) |
| Assessed Value        | \$697,533      |
| Previous Assessed     | \$683,856      |
| Assessor Market Value | \$857,610      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.52                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------|----------------------|-----------|--------------------|--------|
| Sep 3, 2020 | Financing | Intrafamily Transfer |           |                    |        |
| Aug 8, 2003 | Resale    | Grant Deed           | \$481,000 | \$154              | \$383K |

## 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|