

Single Family Residence **RESIDENTIAL**

## 2560 RANCHO DR

RIVERSIDE, CA 92507

**\$617,113** TopHap Estimate · \$335 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**2**

BEDS

**1.8**

BATHS

**1,842 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1948**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$617K**

\$562K low

\$673K high

Last Sale

**\$187,000 · Aug 12, 2009**

Est. Owner Equity

**\$367,113**

Loan-to-Value

**36%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,745 (2025) |
| Assessed Value        | \$246,189      |
| Previous Assessed     | \$241,363      |
| Assessor Market Value | \$378,990      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | RIVERSIDE                             |
| Lot (acres)   | 0.22                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Rock / Gravel                         |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|------------------|---------------------|-----------|--------------------|--------|
| Mar 18, 2017 | Quitclaim        | Quit Claim Transfer |           |                    |        |
| Jul 1, 2009  | Resale           | Grant Deed          | \$187,000 | \$102              | \$150K |
| Jun 5, 2008  | Foreclosure sale | Trustees Deed       | \$306,900 | \$167              |        |
| Jan 30, 2004 | Quitclaim        | Quit Claim Transfer |           |                    | \$162K |
| Nov 15, 2000 | Resale           | Grant Deed          | \$140,000 | \$76               | \$140K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Louisa May Alcott Elementary School | Elementary | KG–6   | 0.8 mi   |
| Poly High School                    | High       | 9–12   | 1.0 mi   |
| Matthew Gage Middle School          | Middle     | 7–8    | 2.0 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 92507

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>112</div> <div>CRIME INDEX</div> | <div>105</div> <div>AIR POLLUTION</div> | <div>64,491</div> <div>POPULATION</div> | <div>\$66K</div> <div>MEDIAN IN-COME</div> | <div>63°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|