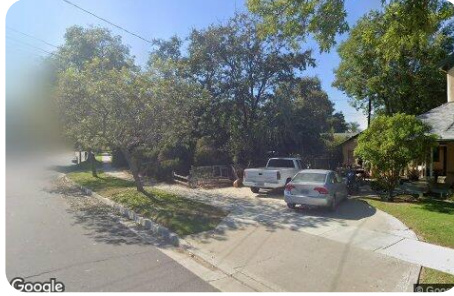


Single Family Residence **RESIDENTIAL**

5705 OLD RANCH RD

RIVERSIDE, CA 92504

\$786,676 TopHap Estimate · \$589 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,336 ft²

LIVING AREA

0.49 ac

LOT SIZE

1893

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$787K

\$740K low

\$833K high

Last Sale

\$375,000 · Oct 11, 2017

Est. Owner Equity

\$433,676

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$4,801 (2025)
Assessed Value	\$435,213
Previous Assessed	\$426,680
Assessor Market Value	\$460,980

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.49
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 25, 2017	Resale	Grant Deed	\$375,000	\$281	
Oct 6, 2017	Quitclaim	Quit Claim Transfer			\$356K
Aug 7, 2017	Recorded document	Affidavit Of Death			
Jun 16, 1999	Quitclaim	Quit Claim Transfer			
Jun 26, 1996	Quitclaim	Quit Claim Transfer			
Mar 1, 1990	Resale	Grant Deed	\$167,500	\$125	\$134K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	0.9 mi
Central Middle School of Arts and Innovation	Middle	7–8	1.2 mi
Poly High School	High	9–12	2.5 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 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K 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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