

Single Family Residence **RESIDENTIAL**

5645 OLD RANCH RD

RIVERSIDE, CA 92504

\$775,000 TopHap Estimate · \$424 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

1.8
BATHS

1,828 ft²
LIVING AREA

0.26 ac
LOT SIZE

1960
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$775K

\$722K low

\$828K high

Last Sale

\$321,000 · Jun 18, 2008

Est. Owner Equity

\$270,430

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$4,667 (2025)
Assessed Value	\$430,048
Previous Assessed	\$421,616
Assessor Market Value	\$490,230

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.26
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 6, 2008	Resale	Grant Deed	\$321,000	\$176	\$257K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	1.0 mi
Central Middle School of Arts and Innovation	Middle	7–8	1.1 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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