

Single Family Residence **RESIDENTIAL**

5806 OLD RANCH RD

RIVERSIDE, CA 92504

\$620,336 TopHap Estimate · \$243 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

2.3
BATHS

2,548 ft²
LIVING AREA

0.16 ac
LOT SIZE

1965
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$620K

\$592K low

\$649K high

Est. Owner Equity

\$600,336

Loan-to-Value

3%

TAX & ASSESSMENT

Property Tax	\$1,124 (2025)
Assessed Value	\$104,380
Previous Assessed	\$102,334
Assessor Market Value	\$636,030

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	0.7 mi
Sierra Middle School	Middle	7–8	1.0 mi
Ramona High School	High	9–12	1.9 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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