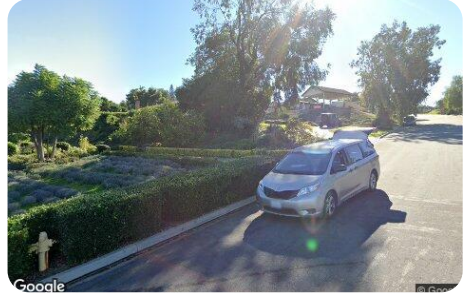


Single Family Residence **RESIDENTIAL**

15646 RANCHO VIEJO DR

RIVERSIDE, CA 92506

\$810,984 TopHap Estimate · \$336 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

2,416 ft²

LIVING AREA

1 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$811K

\$711K low

\$911K high

Last Sale

\$400,000 · Mar 24, 2026

Est. Owner Equity

\$210,984

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$8,977 (2025)
Assessed Value	\$344,770
Previous Assessed	\$338,011
Assessor Market Value	\$601,560

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 20, 2026	Resale	Grant Deed	\$800,000	\$331	\$600K
Mar 16, 2026	Financing	Intrafamily Transfer			
Mar 16, 2026	Financing	Intrafamily Transfer			
Feb 13, 2020	Quitclaim	Quit Claim Transfer			
Aug 16, 2012	Quitclaim	Quit Claim Transfer			
Jul 26, 2012	Non-arms-length	Grant Deed	\$274,500	\$114	
Jul 26, 2012	Resale	Grant Deed	\$274,500	\$114	\$269K
Aug 16, 2012	Quitclaim	Quit Claim Transfer			
Nov 11, 2008	Resale	Grant Deed	\$340,000	\$141	\$336K
Aug 27, 2008	Non-arms-length	Trustees Deed	\$426,819	\$177	
Jul 2, 2007	Quitclaim	Quit Claim Transfer			
Jan 23, 2007	Recorded document	Grant Deed			
Jul 8, 2005	Resale	Grant Deed	\$600,000	\$248	\$480K
Jan 22, 2003	Quitclaim	Quit Claim Transfer			

Jun 13, 1994	Resale	Grant Deed	\$215,000	\$89	\$203K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.1 mi
Frank Augustus Miller Middle School	Middle	7–8	2.1 mi
Martin Luther King High School	High	9–12	2.8 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K 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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