

Single Family Residence

RESIDENTIAL

6866 RANCHGROVE RD

RIVERSIDE, CA 92506

\$761,799

TopHap Estimate · \$377 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

2,020 ft²

LIVING AREA

0.19 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$762K

\$730K low

\$794K high

Last Sale

\$202,000 · Oct 13, 2000

Est. Owner Equity

\$243,776

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$3,891 (2025)
Assessed Value	\$359,633
Previous Assessed	\$352,582
Assessor Market Value	\$565,830

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 22, 2026	Financing	Grant Deed			
Oct 13, 2000	Resale	Grant Deed	\$202,000	\$100	\$182K
Dec 1, 1999	Quitclaim	Quit Claim Transfer			
Jul 19, 1999	Quitclaim	Quit Claim Transfer			
Dec 16, 1992	Quitclaim	Quit Claim Transfer			\$147K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
William Howard Taft Elementary School	Elementary	KG–6	0.4 mi
Martin Luther King High School	High	9–12	3.1 mi
Amelia Earhart Middle School	Middle	7–8	3.2 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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