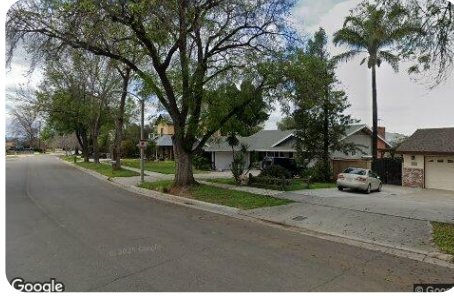


Single Family Residence **RESIDENTIAL**

5687 OLD RANCH RD

RIVERSIDE, CA 92504

\$698,641 TopHap Estimate · \$342 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,040 ft²

LIVING AREA

0.34 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$699K

\$662K low

\$735K high

Est. Owner Equity

\$240,626

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$3,991 (2025)
Assessed Value	\$367,916
Previous Assessed	\$360,703
Assessor Market Value	\$524,520

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.34
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
Nov 4, 2016	Financing	Intrafamily Transfer			\$182K
Mar 23, 2010	Quitclaim	Quit Claim Transfer			
Mar 23, 2010	Financing	Intrafamily Transfer			\$276K
Feb 8, 2010	Quitclaim	Quit Claim Transfer			
Dec 8, 2008	Resale	Grant Deed	\$280,000	\$137	\$276K
May 19, 2008	Foreclosure sale	Trustees Deed	\$322,150	\$158	
Jun 30, 2004	Quitclaim	Quit Claim Transfer			
Jun 30, 2004	Quitclaim	Quit Claim Transfer			
Jun 30, 2004	Resale	Grant Deed	\$340,000	\$167	\$272K
Jul 30, 1998	Quitclaim	Quit Claim Transfer			
May 1, 1989	Quitclaim	Quit Claim Transfer			
Aug 1, 1988	Non-arms-length	Grant Deed	\$122,500	\$60	\$110K

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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