

Single Family Residence **RESIDENTIAL**

5523 RIO RANCHO WAY

RIVERSIDE, CA 92504

\$628,378 TopHap Estimate · \$337 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,867 ft²

LIVING AREA

0.43 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$628K

\$596K low

\$660K high

Last Sale

\$345,000 · Jun 17, 2004

Est. Owner Equity

\$101,849

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$5,432 (2025)
Assessed Value	\$500,298
Previous Assessed	\$490,489
Assessor Market Value	\$450,900

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.43
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 14, 2005	Quitclaim	Quit Claim Transfer			
Jun 17, 2004	Resale	Grant Deed	\$345,000	\$185	\$276K
Jun 17, 2004	Recorded document	Grant Deed			
Feb 1, 1990	Resale	Grant Deed	\$175,000	\$94	\$158K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	0.4 mi
Sierra Middle School	Middle	7–8	1.1 mi
Ramona High School	High	9–12	1.7 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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