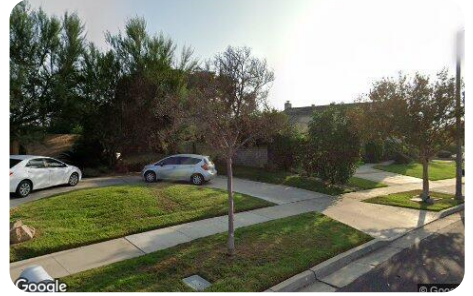


Single Family Residence **RESIDENTIAL**

5856 OLD RANCH RD

RIVERSIDE, CA 92504

\$688,244 TopHap Estimate · \$325 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,116 ft²

LIVING AREA

0.57 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$688K

\$657K low

\$720K high

Last Sale

\$420,000 · Dec 12, 2014

Est. Owner Equity

\$361,819

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$5,668 (2025)
Assessed Value	\$514,863
Previous Assessed	\$504,768
Assessor Market Value	\$602,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.57
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
Nov 13, 2014	Resale	Grant Deed	\$420,000	\$198	\$357K
Nov 30, 2005	Resale	Grant Deed	\$545,000	\$258	\$400K
Dec 15, 2005	Quitclaim	Quit Claim Transfer			
Jul 28, 2003	Resale	Grant Deed	\$337,000	\$159	\$270K
Nov 1, 1990	Resale	Grant Deed	\$220,000	\$104	\$187K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	0.6 mi
Sierra Middle School	Middle	7–8	0.9 mi
Ramona High School	High	9–12	1.8 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 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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