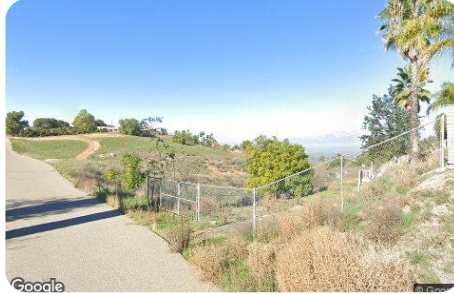


Single Family Residence **RESIDENTIAL**

15985 RANCHO VIEJO DR

RIVERSIDE, CA 92506

\$850,386 TopHap Estimate · \$367 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.3

BATHS

2,318 ft²

LIVING AREA

0.74 ac

LOT SIZE

1974

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$850K

\$796K low

\$905K high

Last Sale

\$495,000 · Nov 12, 2004

Est. Owner Equity

\$473,386

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$7,626 (2025)
Assessed Value	\$703,762
Previous Assessed	\$689,964
Assessor Market Value	\$629,730

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.74
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

48
FLOOD

79
WILDFIRE

65
HEAT

5
STORM

39
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 16, 2016	Financing	Intrafamily Transfer			\$352K
Sep 2, 2014	Quitclaim	Quit Claim Transfer			
May 21, 2014	Quitclaim	Quit Claim Transfer			\$333K
Nov 12, 2004	Resale	Grant Deed	\$495,000	\$214	\$395K
Apr 7, 2003	Quitclaim	Quit Claim Transfer			\$205K
Jul 3, 2001	Resale	Grant Deed	\$249,000	\$107	\$199K
May 31, 1996	Resale	Grant Deed	\$192,000	\$83	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.9 mi
Frank Augustus Miller Middle School	Middle	7–8	1.9 mi
Martin Luther King High School	High	9–12	2.7 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 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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