

Single Family Residence **RESIDENTIAL**

# 15855 RANCHO VIEJO DR

RIVERSIDE, CA 92506

**\$977,900** TopHap Estimate · \$308 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**3,170 ft<sup>2</sup>**

LIVING AREA

**1.04 ac**

LOT SIZE

**1976**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$978K**

\$892K low

\$1.1M high

Last Sale

**\$650,000 · Oct 26, 2018**

Est. Owner Equity

**\$365,400**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,395 (2025) |
| Assessed Value    | \$767,196      |
| Previous Assessed | \$752,154      |

## PROPERTY FACTS

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

Deck

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Apr 19, 2022 | Financing         | Intrafamily Transfer |           |                    | \$613K |
| Sep 21, 2018 | Resale            | Grant Deed           | \$650,000 | \$205              | \$520K |
| Mar 28, 2014 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Aug 8, 2013  | Financing         | Intrafamily Transfer |           |                    | \$394K |
| Apr 4, 2002  | Resale            | Grant Deed           | \$294,500 | \$93               | \$265K |
| Apr 4, 2002  | Recorded document | Grant Deed           |           |                    |        |
| Apr 4, 2002  | Recorded document | Grant Deed           |           |                    |        |
| Dec 30, 1998 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Dec 16, 1998 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Aug 19, 1996 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| May 10, 1994 | Resale            | Grant Deed           | \$205,000 | \$65               | \$164K |
| Jan 1, 1989  | Non-arms-length   | Grant Deed           | \$25,000  | \$8                | \$125K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Woodcrest Elementary School         | Elementary | KG–6   | 1.0 mi   |
| Frank Augustus Miller Middle School | Middle     | 7–8    | 2.0 mi   |
| Martin Luther King High School      | High       | 9–12   | 2.8 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 92506

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>47,695</b><br>POPULATION | <b>\$109K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|