

Single Family Residence **RESIDENTIAL**

2164 RANCHWOOD PL

RIVERSIDE, CA 92506

\$754,268 TopHap Estimate · \$320 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2.3
BATHS

2,360 ft²
LIVING AREA

0.23 ac
LOT SIZE

1974
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$754K

\$731K low

\$778K high

Last Sale

\$395,000 · Nov 25, 2015

Est. Owner Equity

\$337,268

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$5,255 (2025)
Assessed Value	\$476,946
Previous Assessed	\$467,595
Assessor Market Value	\$571,500

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.23
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 12, 2015	Quitclaim	Quit Claim Transfer			\$248K
Oct 22, 2015	Resale	Grant Deed	\$395,000	\$167	
Jul 21, 2010	Resale	Grant Deed	\$329,000	\$139	
Nov 5, 2008	Resale	Grant Deed	\$339,000	\$144	\$271K
Jun 4, 2008	Foreclosure sale	Trustees Deed	\$315,000	\$133	
Jun 28, 2005	Resale	Grant Deed	\$587,000	\$249	\$440K
Oct 16, 2003	Resale	Grant Deed	\$395,000	\$167	\$230K
Oct 16, 2003	Quitclaim	Quit Claim Transfer			
Aug 20, 1998	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Castle View Elementary School	Elementary	KG–6	0.7 mi
Poly High School	High	9–12	1.0 mi

Matthew Gage Middle School	Middle	7–8	1.4 mi
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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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