

Single Family Residence **RESIDENTIAL**

5528 RIO RANCHO WAY

RIVERSIDE, CA 92504

\$819,402 TopHap Estimate · \$418 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

1,958 ft²

LIVING AREA

0.31 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$819K

\$721K low

\$918K high

Last Sale

\$800,000 · Jul 10, 2025

Est. Owner Equity

\$208,902

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$7,279 (2025)
Assessed Value	\$800,000
Previous Assessed	\$650,000
Assessor Market Value	\$458,010

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.31
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
Jun 18, 2025	Resale	Grant Deed	\$800,000	\$409	\$611K
Oct 8, 2024	Financing	Affidavit Of Death Of Joint Tenant			
Oct 7, 2024	Resale	Grant Deed	\$650,000	\$332	
Nov 21, 2017	Quitclaim	Quit Claim Transfer			
May 8, 2003	Quitclaim	Quit Claim Transfer			
Apr 16, 2003	Quitclaim	Quit Claim Transfer			
Apr 16, 2003	Resale	Grant Deed	\$270,000	\$138	\$216K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	0.4 mi
Sierra Middle School	Middle	7–8	1.0 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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