

Single Family Residence **RESIDENTIAL**

# 5538 RIO RANCHO WAY

RIVERSIDE, CA 92504

**\$652,927** TopHap Estimate · \$291 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,244 ft<sup>2</sup>**

LIVING AREA

**0.34 ac**

LOT SIZE

**1958**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$653K**

\$630K low

\$676K high

Last Sale

**\$550,000 · May 22, 2020**

Est. Owner Equity

**\$212,927**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,741 (2025) |
| Assessed Value        | \$613,531      |
| Previous Assessed     | \$601,502      |
| Assessor Market Value | \$528,030      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.34                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jul 10, 2026 | Financing | Mortgage            |           |                    | \$60K  |
| Mar 27, 2020 | Resale    | Grant Deed          | \$550,000 | \$245              | \$440K |
| Nov 20, 2018 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Dec 16, 2015 | Resale    | Grant Deed          | \$452,000 | \$201              | \$362K |
| Apr 2, 2004  | Quitclaim | Quit Claim Transfer |           |                    |        |
| May 19, 2003 | Resale    | Grant Deed          | \$277,000 | \$123              | \$222K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Mountain View Elementary School | Elementary | KG–6   | 0.4 mi   |
| Sierra Middle School            | Middle     | 7–8    | 1.1 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<br>CRIME INDEX | 105<br>AIR POLLUTION | 56,759<br>POPULATION | \$80K<br>MEDIAN IN-COME | 64°F<br>AVG TEMP | 68%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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