

Single Family Residence **RESIDENTIAL**

5842 OLD RANCH RD

RIVERSIDE, CA 92504

\$655,354 TopHap Estimate · \$303 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,162 ft²

LIVING AREA

0.28 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$655K

\$622K low

\$689K high

Last Sale

\$320,000 · Jan 16, 2009

Est. Owner Equity

\$399,630

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$4,639 (2025)
Assessed Value	\$420,301
Previous Assessed	\$412,061
Assessor Market Value	\$573,120

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.28
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

45
FLOOD

82
WILDFIRE

68
HEAT

7
STORM

39
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 15, 2008	Resale	Grant Deed	\$320,000	\$148	\$276K
Aug 16, 2006	Quitclaim	Quit Claim Transfer			
Aug 29, 2006	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	0.6 mi
Sierra Middle School	Middle	7–8	1.0 mi
Ramona High School	High	9–12	1.8 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 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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