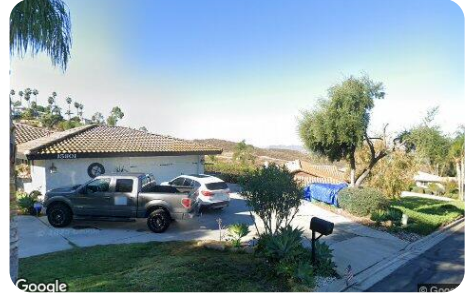


Single Family Residence **RESIDENTIAL**

15801 RANCHO VIEJO DR

RIVERSIDE, CA 92506

\$1,145,648 TopHap Estimate · \$385 / ft² · confidence 89 · as of Jul 14, 2026



5
BEDS

2.3
BATHS

2,978 ft²
LIVING AREA

0.62 ac
LOT SIZE

1976
YEAR BUILT

1
STORIES

VALUATION

\$1.1M

\$1M low

\$1.3M high

Last Sale

\$551,500 · Aug 22, 2025

Est. Owner Equity

\$362,648

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$6,745 (2025)
Assessed Value	\$1,103,000
Previous Assessed	\$603,499
Assessor Market Value	\$669,690

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.62
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 11, 2025	Resale	Grant Deed	\$1,103,000	\$370	\$783K
May 11, 2017	Resale	Grant Deed	\$520,000	\$175	\$390K
Jan 3, 2013	Resale	Grant Deed	\$400,000	\$134	\$393K
May 21, 2012	Resale	Grant Deed	\$306,500	\$103	
Jan 26, 2012	Non-arms-length	Trustees Deed	\$378,240	\$127	
Jun 24, 2005	Quitclaim	Quit Claim Transfer			
Jun 24, 2005	Quitclaim	Quit Claim Transfer			
Jun 9, 2005	Resale	Grant Deed	\$600,000	\$201	\$480K
Feb 15, 2005	Financing	Intrafamily Transfer			\$385K
Mar 20, 1998	Quitclaim	Quit Claim Transfer			
Apr 8, 1997	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.1 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

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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