

Single Family Residence **RESIDENTIAL**

# 17251 RANCHERO RD

RIVERSIDE, CA 92504

**\$959,665** TopHap Estimate · \$420 / ft² · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,287 ft²**

LIVING AREA

**1.41 ac**

LOT SIZE

**1974**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$960K**

\$903K low

\$1M high

Est. Owner Equity

**\$590,165**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,007 (2025) |
| Assessed Value        | \$373,668      |
| Previous Assessed     | \$366,342      |
| Assessor Market Value | \$638,910      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Mar 23, 2026 | Financing         | Intrafamily Transfer |           |                    |        |
| Apr 27, 2004 | Recorded document | Grant Deed           |           |                    |        |
| Apr 27, 2004 | Quitclaim         | Quit Claim Transfer  |           |                    | \$306K |
| Aug 14, 2001 | Resale            | Grant Deed           | \$248,000 | \$108              |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Woodcrest Elementary School         | Elementary | KG–6   | 0.6 mi   |
| Frank Augustus Miller Middle School | Middle     | 7–8    | 1.0 mi   |
| Martin Luther King 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>56,759</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|