

Single Family Residence **RESIDENTIAL**

15740 RANCHO VIEJO DR

RIVERSIDE, CA 92506

\$899,009 TopHap Estimate · \$406 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

5.3
BATHS

2,214 ft²
LIVING AREA

0.61 ac
LOT SIZE

2007
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$899K

\$848K low

\$950K high

Last Sale

\$775,000 · Sep 30, 2021

Est. Owner Equity

\$274,009

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$9,096 (2025)
Assessed Value	\$866,940
Previous Assessed	\$822,436
Assessor Market Value	\$680,850

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.61
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 23, 2025	Financing	Grant Deed			\$625K
Sep 23, 2021	Resale	Grant Deed	\$775,000	\$350	\$543K
Sep 29, 2015	Quitclaim	Quit Claim Transfer			
Feb 2, 2015	Financing	Intrafamily Transfer			\$351K
Oct 2, 2013	Quitclaim	Quit Claim Transfer			
Oct 2, 2013	Financing	Intrafamily Transfer			\$360K
Feb 2, 2010	Quitclaim	Quit Claim Transfer			
Apr 25, 2005	Financing	Intrafamily Transfer			\$214K
Apr 29, 1999	Resale	Grant Deed	\$270,000	\$122	\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.1 mi
Frank Augustus Miller Middle School	Middle	7–8	2.1 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
--------------------------------------	---	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

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