

Single Family Residence **RESIDENTIAL**

# 6865 RANCHGROVE RD

RIVERSIDE, CA 92506

**\$519,390** TopHap Estimate · \$473 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**1.8**

BATHS

**1,097 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1985**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$519K**

\$480K low

\$559K high

Last Sale

**\$163,000 · Aug 23, 2000**

Est. Owner Equity

**\$519,390**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,022 (2025) |
| Assessed Value        | \$364,487      |
| Previous Assessed     | \$357,341      |
| Assessor Market Value | \$450,810      |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Mar 8, 2017  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Mar 8, 2017  | Recorded document | Affidavit Of Death  |           |                    |        |
| Aug 23, 2000 | Resale            | Grant Deed          | \$162,727 | \$148              |        |
| Feb 24, 1993 | Resale            | Grant Deed          | \$133,500 | \$122              | \$100K |
| Jan 1, 1990  | Non-arms-length   | Trustees Deed       | \$63,500  | \$58               |        |
| Jan 1, 1990  | Recorded document | Trustees Deed       |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| William Howard Taft Elementary School | Elementary | KG–6   | 0.4 mi   |
| Martin Luther King High School        | High       | 9–12   | 3.0 mi   |
| Amelia Earhart Middle School          | Middle     | 7–8    | 3.1 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>47,695</b><br>POPULATION | <b>\$109K</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>Absentee owner</b> |
|-----------|-----------------------|