

Single Family Residence **RESIDENTIAL**

5533 RIO RANCHO WAY

RIVERSIDE, CA 92504

\$708,789 TopHap Estimate · \$236 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2.5
BATHS

3,004 ft²
LIVING AREA

0.41 ac
LOT SIZE

1965
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$709K

\$673K low

\$744K high

Est. Owner Equity

\$347,089

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$2,123 (2025)
Assessed Value	\$189,013
Previous Assessed	\$185,308
Assessor Market Value	\$529,380

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.41
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 6, 2015	Quitclaim	Quit Claim Transfer			
Feb 6, 2015	Financing	Intrafamily Transfer			\$186K
Mar 2, 2012	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	0.5 mi
Sierra Middle School	Middle	7–8	1.1 mi
Ramona 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

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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