

Single Family Residence **RESIDENTIAL**

5553 RIO RANCHO WAY

RIVERSIDE, CA 92504

\$756,615 TopHap Estimate · \$404 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,871 ft²

LIVING AREA

0.4 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$757K

\$723K low

\$790K high

Last Sale

\$708,000 · Nov 17, 2023

Est. Owner Equity

\$296,615

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$8,002 (2025)
Assessed Value	\$736,603
Previous Assessed	\$722,160
Assessor Market Value	\$482,490

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.40
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 9, 2023	Resale	Grant Deed	\$708,000	\$378	\$460K
Nov 8, 2019	Resale	Grant Deed	\$490,000	\$262	\$392K
Jul 1, 2019	Quitclaim	Quit Claim Transfer			
Feb 5, 2008	Quitclaim	Quit Claim Transfer			
Nov 1, 2002	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
-------------------	----------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

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