

Single Family Residence **RESIDENTIAL**

5563 RIO RANCHO WAY

RIVERSIDE, CA 92504

\$652,645 TopHap Estimate · \$354 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.8

BATHS

1,843 ft²

LIVING AREA

0.42 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$653K

\$620K low

\$686K high

Last Sale

\$223,000 · Apr 30, 2003

Est. Owner Equity

\$602,645

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$3,573 (2025)
Assessed Value	\$720,000
Previous Assessed	\$322,951
Assessor Market Value	\$409,860

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.42
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 30, 2003	Non-arms-length	Grant Deed	\$223,000	\$121	
Apr 30, 2003	Financing	Grant Deed			\$50K

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	Absentee owner
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