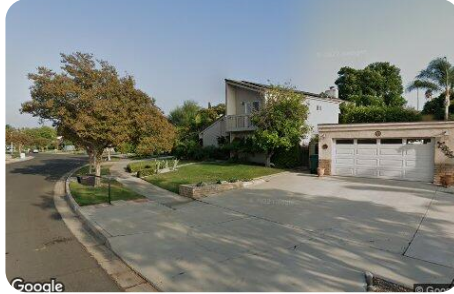


Single Family Residence **RESIDENTIAL**

5864 OLD RANCH RD

RIVERSIDE, CA 92504

\$622,026 TopHap Estimate · \$384 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

1.8
BATHS

1,620 ft²
LIVING AREA

0.23 ac
LOT SIZE

1969
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$622K

\$584K low

\$660K high

Last Sale

\$90,000 · Aug 16, 1996

Est. Owner Equity

\$356,826

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$1,764 (2025)
Assessed Value	\$163,133
Previous Assessed	\$159,935

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.23
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 25, 2012	Quitclaim	Quit Claim Transfer			
May 25, 2012	Quitclaim	Quit Claim Transfer			\$244K
Oct 16, 2006	Quitclaim	Quit Claim Transfer			
Oct 16, 2006	Financing	Intrafamily Transfer			\$260K
Sep 28, 2004	Quitclaim	Quit Claim Transfer			\$204K
Sep 28, 2004	Quitclaim	Quit Claim Transfer			
Jun 14, 1999	Quitclaim	Quit Claim Transfer			
Aug 16, 1996	Resale	Grant Deed	\$90,000	\$56	\$86K
Jul 9, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	0.6 mi
Sierra Middle School	Middle	7–8	0.9 mi
Ramona High School	High	9–12	1.8 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 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
-----------	----------------