

Single Family Residence **RESIDENTIAL**

# 17355 RANCHERO RD

RIVERSIDE, CA 92504

**\$764,899** TopHap Estimate · \$453 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**1.8**

BATHS

**1,689 ft<sup>2</sup>**

LIVING AREA

**1.39 ac**

LOT SIZE

**1974**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$765K**

\$688K low

\$842K high

Last Sale

**\$91,000 · Jan 18, 1995**

Est. Owner Equity

**\$656,399**

Loan-to-Value

**14%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,333 (2025) |
| Assessed Value    | \$311,781      |
| Previous Assessed | \$305,668      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | RIVERSIDE               |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Aug 22, 2014 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jan 18, 1995 | Resale    | Grant Deed          | \$182,000 | \$108              | \$132K |
| Jun 1, 1990  | Resale    | Grant Deed          | \$198,500 | \$118              | \$157K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Woodcrest Elementary School         | Elementary | KG–6   | 0.7 mi   |
| Frank Augustus Miller Middle School | Middle     | 7–8    | 1.2 mi   |
| Martin Luther King 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>56,759</b><br>POPULATION | <b>\$80K</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>Owner occupied</b> |
|-----------|-----------------------|