

Single Family Residence **RESIDENTIAL**

5822 OLD RANCH RD

RIVERSIDE, CA 92504

\$788,068 TopHap Estimate · \$354 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

2,226 ft²

LIVING AREA

0.26 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$788K

\$751K low

\$826K high

Last Sale

\$785,000 · May 29, 2026

Est. Owner Equity

\$42,318

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$6,615 (2025)
Assessed Value	\$601,969
Previous Assessed	\$590,166
Assessor Market Value	\$545,130

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.26
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 23, 2026	Resale	Grant Deed	\$785,000	\$353	\$746K
Sep 19, 2023	Financing	Intrafamily Transfer			
Apr 22, 2020	Resale	Grant Deed	\$495,000	\$222	\$396K
Apr 17, 2015	Resale	Grant Deed	\$399,000	\$179	\$358K
Sep 24, 2010	Financing	Intrafamily Transfer			\$315K
Feb 8, 2006	Resale	Grant Deed	\$529,000	\$238	\$329K
Apr 15, 2003	Quitclaim	Quit Claim Transfer			
Aug 19, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	0.7 mi
Sierra Middle School	Middle	7–8	1.0 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