

Single Family Residence **RESIDENTIAL**

# 17885 RUTHERFORD DR

RIVERSIDE, CA 92503

**\$844,544** TopHap Estimate · \$302 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026

**4**  
BEDS

**2.5**  
BATHS

**2,792 ft<sup>2</sup>**  
LIVING AREA

**0.13 ac**  
LOT SIZE

**2024**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$845K**

\$799K low

\$890K high

Last Sale

**\$422,750 · Nov 8, 2024**

Est. Owner Equity

**\$83,722**

Loan-to-Value

**86%**

## TAX & ASSESSMENT

Property Tax

**\$14,683 (2025)**

Assessed Value

**\$862,264**

Previous Assessed

**\$845,357**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.13                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |            |               |
|-------------|----------------|------------|------------|---------------|
| 35<br>FLOOD | 89<br>WILDFIRE | 64<br>HEAT | 5<br>STORM | 39<br>DROUGHT |
|-------------|----------------|------------|------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|--------|------------|-----------|--------------------|--------|
| Oct 7, 2024 | Resale | Grant Deed | \$845,500 | \$303              | \$761K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Lake Mathews Elementary School      | Elementary | KG–6   | 0.8 mi   |
| Arlington High School               | High       | 9–12   | 3.7 mi   |
| Frank Augustus Miller Middle School | Middle     | 7–8    | 5.0 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 92503

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>57</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>96,024</b><br>POPULATION | <b>\$87K</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> |
|-----------|-----------------------|