

Single Family Residence **RESIDENTIAL**

# 17910 RUTHERFORD DR

RIVERSIDE, CA 92503

**\$839,668** TopHap Estimate · \$301 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

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

LIVING AREA

**0.14 ac**

LOT SIZE

**2023**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$840K**

\$782K low

\$898K high

Last Sale

**\$401,000 · Nov 27, 2024**

Est. Owner Equity

**\$77,778**

Loan-to-Value

**90%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$14,279 (2025) |
| Assessed Value    | \$818,029       |
| Previous Assessed | \$801,990       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.14                    |
| 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 30, 2024 | Resale | Grant Deed | \$802,000 | \$287              | \$762K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Lake Mathews Elementary School      | Elementary | KG–6   | 0.9 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> |
|-----------|-----------------------|