

Single Family Residence **RESIDENTIAL**

5870 RUTLAND AVE

RIVERSIDE, CA 92503

\$455,121 TopHap Estimate · \$443 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,028 ft²

LIVING AREA

0.19 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$455K

\$436K low

\$474K high

Last Sale

\$157,500 · Jun 27, 2018

Est. Owner Equity

\$93,871

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$4,464 (2025)
Assessed Value	\$365,578
Previous Assessed	\$358,411
Assessor Market Value	\$285,930

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 1, 2018	Resale	Grant Deed	\$157,500	\$153	\$304K
Oct 5, 2008	Resale	Grant Deed	\$130,000	\$126	\$117K
Jun 4, 2007	Non-arms-length	Trustees Deed	\$202,500	\$197	
Nov 20, 2002	Resale	Grant Deed	\$148,500	\$144	\$116K
Mar 31, 2000	Resale	Grant Deed	\$77,500	\$75	\$62K
Aug 1, 1989	Resale	Grant Deed	\$95,000	\$92	\$96K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlanza Elementary School	Elementary	KG–5	0.1 mi
Wells Middle School	Middle	6–8	0.6 mi
Norte Vista High School	High	9–12	0.7 mi

District: Alvord 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

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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