

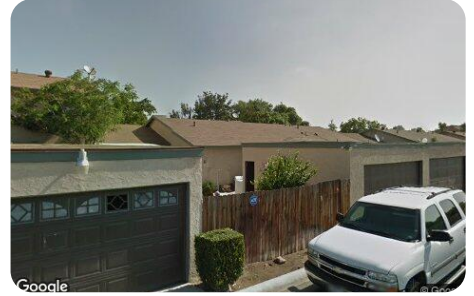
Condominium

RESIDENTIAL

5055 FASHION PL

RIVERSIDE, CA 92504

\$425,083 TopHap Estimate · \$293 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.3

BATHS

1,452 ft²

LIVING AREA

1,307 ft²

LOT SIZE

1973

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$425K

\$391K low

\$459K high

Last Sale

\$175,000 · Apr 24, 2014

Est. Owner Equity

\$305,183

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$2,438 (2025)
Assessed Value	\$218,802
Previous Assessed	\$214,513
Assessor Market Value	\$274,140

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.03
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 21, 2014	Resale	Grant Deed	\$175,000	\$121	\$120K
Aug 22, 2013	Resale	Grant Deed	\$150,000	\$103	
Aug 30, 2010	Resale	Grant Deed	\$130,000	\$90	\$89K
Mar 8, 2010	Resale	Grant Deed	\$85,000	\$59	
Apr 18, 2007	Resale	Grant Deed	\$266,000	\$183	\$186K
Feb 27, 2007	Recorded document	Grant Deed			
Jul 21, 2006	Quitclaim	Quit Claim Transfer			\$173K
Feb 11, 2003	Resale	Grant Deed	\$135,000	\$93	\$128K
May 12, 2000	Resale	Grant Deed	\$85,000	\$59	\$84K
Apr 14, 2000	Resale	Grant Deed	\$53,500	\$37	\$55K
Mar 10, 1999	Non-arms-length	Grant Deed	\$28,772	\$20	
Dec 10, 1998	Non-arms-length	Trustees Deed	\$57,541	\$40	
May 27, 1997	Resale	Grant Deed	\$50,000	\$34	\$51K
Dec 1, 1995	Non-arms-length	Trustees Deed	\$70,649	\$49	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Middle School	Middle	7–8	0.2 mi
Mountain View Elementary School	Elementary	KG–6	0.4 mi
Ramona High School	High	9–12	1.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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