

Single Family Residence **RESIDENTIAL**

# 5640 RIVERSIDE AVE

RIVERSIDE, CA 92506

**\$613,185** TopHap Estimate · \$481 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,276 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1938**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$613K**

\$560K low

\$667K high

Last Sale

**\$390,000 · Jul 10, 2007**

Est. Owner Equity

**\$463,185**

Loan-to-Value

**24%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,520 (2025) |
| Assessed Value        | \$324,623      |
| Previous Assessed     | \$318,259      |
| Assessor Market Value | \$417,510      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.20                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| May 20, 2025 | Financing | Intrafamily Transfer |           |                    | \$150K |
| Aug 6, 2009  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Jun 26, 2007 | Resale    | Grant Deed           | \$390,000 | \$306              | \$184K |
| Apr 20, 2006 | Financing | Intrafamily Transfer |           |                    | \$290K |
| May 21, 2004 | Resale    | Grant Deed           | \$275,000 | \$216              | \$220K |
| May 3, 1994  | Quitclaim | Quit Claim Transfer  |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                                       | LEVEL      | GRADES | DISTANCE |
|----------------------------------------------|------------|--------|----------|
| Pachappa Elementary School                   | Elementary | KG–6   | 0.4 mi   |
| Central Middle School of Arts and Innovation | Middle     | 7–8    | 0.7 mi   |
| Poly High School                             | High       | 9–12   | 1.3 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 92506

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>47,695</b><br>POPULATION | <b>\$109K</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> |
|-----------|-----------------------|