

Single Family Residence **RESIDENTIAL**

# 5845 NORMANDIE PL

RIVERSIDE, CA 92504

**\$539,396** TopHap Estimate · \$535 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,008 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1952**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$539K**

\$503K low

\$576K high

Last Sale

**\$180,000 · Nov 10, 2010**

Est. Owner Equity

**\$361,788**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,625 (2025) |
| Assessed Value        | \$235,205      |
| Previous Assessed     | \$230,595      |
| Assessor Market Value | \$357,750      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.22                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------|-----------|--------------------|--------|
| Sep 2, 2010  | Resale          | Grant Deed    | \$180,000 | \$179              | \$178K |
| Jun 9, 2010  | Non-arms-length | Trustees Deed | \$160,000 | \$159              |        |
| May 9, 2007  | Resale          | Grant Deed    | \$355,000 | \$352              | \$284K |
| Oct 31, 2003 | Resale          | Grant Deed    | \$230,000 | \$228              | \$230K |
| Apr 13, 2001 | Resale          | Grant Deed    | \$126,000 | \$125              | \$124K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Mountain View Elementary School | Elementary | KG–6   | 0.7 mi   |
| Sierra Middle School            | Middle     | 7–8    | 0.9 mi   |
| Ramona High School              | High       | 9–12   | 1.8 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>56,759</b><br>POPULATION | <b>\$80K</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> |
|-----------|-----------------------|