

Single Family Residence **RESIDENTIAL**

# 5456 RUTLAND AVE

RIVERSIDE, CA 92503

**\$559,120** TopHap Estimate · \$518 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,080 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1954**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$559K**

\$526K low

\$593K high

Last Sale

**\$68,500 · Mar 19, 1997**

Est. Owner Equity

**\$491,180**

Loan-to-Value

**13%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,222 (2025) |
| Assessed Value        | \$262,566      |
| Previous Assessed     | \$257,419      |
| Assessor Market Value | \$275,310      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.19                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------------|---------------------|----------|--------------------|-------|
| Mar 21, 2014 | Quitclaim       | Quit Claim Transfer |          |                    |       |
| Mar 19, 1997 | Resale          | Grant Deed          | \$68,500 | \$63               | \$68K |
| Nov 5, 1996  | Non-arms-length | Grant Deed          | \$38,327 | \$35               |       |
| Oct 7, 1996  | Non-arms-length | Trustees Deed       | \$76,653 | \$71               |       |
| Jul 13, 1995 | Non-arms-length | Grant Deed          | \$14,000 | \$13               | \$7K  |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Wells Middle School       | Middle     | 6–8    | 0.3 mi   |
| Arlanza Elementary School | Elementary | KG–5   | 0.4 mi   |
| Norte Vista High School   | High       | 9–12   | 1.0 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>57</div> <div>CRIME INDEX</div> | <div>105</div> <div>AIR POLLUTION</div> | <div>96,024</div> <div>POPULATION</div> | <div>\$87K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|