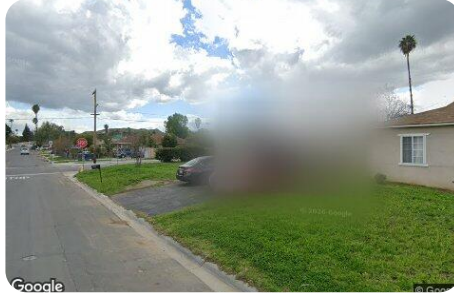


Single Family Residence **RESIDENTIAL**

5464 RUTLAND AVE

RIVERSIDE, CA 92503

\$560,702 TopHap Estimate · \$519 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,080 ft²

LIVING AREA

0.17 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$561K

\$531K low

\$590K high

Est. Owner Equity

\$465,010

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$2,364 (2025)
Assessed Value	\$191,362
Previous Assessed	\$187,611
Assessor Market Value	\$471,600

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 16, 2024	Financing	Intrafamily Transfer			
May 1, 1990	Resale	Grant Deed	\$102,500	\$95	\$98K

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

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	Absentee owner
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