

Single Family Residence **RESIDENTIAL**

5532 RUTLAND AVE

RIVERSIDE, CA 92503

\$519,063 TopHap Estimate · \$481 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,080 ft²

LIVING AREA

0.17 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$519K

\$496K low

\$542K high

Est. Owner Equity

\$454,063

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$889 (2025)
Assessed Value	\$76,193
Previous Assessed	\$74,700
Assessor Market Value	\$357,300

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlanza Elementary School	Elementary	KG–5	0.3 mi
Wells Middle School	Middle	6–8	0.3 mi
Norte Vista High School	High	9–12	0.9 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	Owner occupied
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