

Single Family Residence

RESIDENTIAL

5864 NORMANDIE PL

RIVERSIDE, CA 92504

\$603,964 TopHap Estimate · \$431 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,400 ft²

LIVING AREA

0.16 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$604K

\$560K low

\$648K high

Last Sale

\$555,000 · Jan 8, 2024

Est. Owner Equity

\$76,714

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$6,348 (2025)
Assessed Value	\$577,420
Previous Assessed	\$566,099
Assessor Market Value	\$460,800

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 22, 2025	Financing	Intrafamily Transfer			
Dec 20, 2023	Resale	Grant Deed	\$555,000	\$396	\$527K
Sep 22, 2016	Resale	Grant Deed	\$345,000	\$246	\$339K
Dec 10, 2015	Resale	Grant Deed	\$265,000	\$189	
Oct 10, 1996	Resale	Grant Deed	\$45,000	\$32	\$91K
Jan 1, 1988	Resale	Grant Deed	\$93,500	\$67	\$80K

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

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K 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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