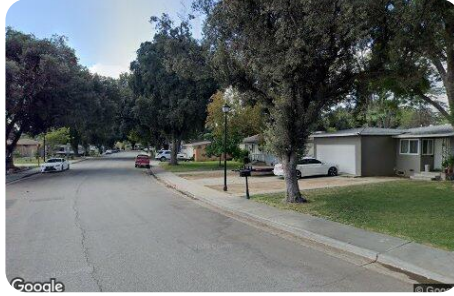
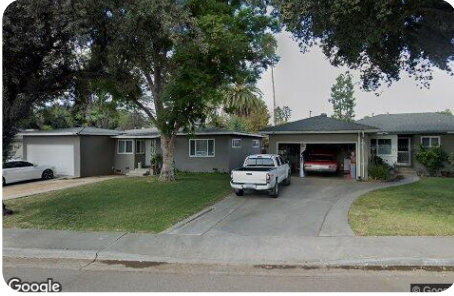


Single Family Residence **RESIDENTIAL**

# 5863 NORMANDIE PL

RIVERSIDE, CA 92504

**\$703,693** TopHap Estimate · \$447 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**1.8**

BATHS

**1,573 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**1952**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$704K**

\$668K low

\$739K high

Last Sale

**\$430,000 · Jan 10, 2019**

Est. Owner Equity

**\$703,693**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,388 (2025) |
| Assessed Value        | \$489,146      |
| Previous Assessed     | \$479,556      |
| Assessor Market Value | \$462,240      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.27                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jan 10, 2019 | Resale    | Grant Deed          | \$430,000 | \$273              |        |
| Sep 14, 2018 | Resale    | Grant Deed          | \$287,000 | \$182              | \$250K |
| Mar 20, 2013 | Resale    | Grant Deed          | \$2,450   | \$2                |        |
| Jan 30, 2004 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Feb 9, 1994  | Quitclaim | Quit Claim Transfer |           |                    |        |

## 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>Absentee owner</b> |
|-----------|-----------------------|