

Single Family Residence **RESIDENTIAL**

# 5934 ROBINSON AVE

RIVERSIDE, CA 92503

**\$584,434** TopHap Estimate · \$391 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,494 ft<sup>2</sup>**

LIVING AREA

**0.65 ac**

LOT SIZE

**1956**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$584K**

\$541K low

\$628K high

Est. Owner Equity

**\$400,034**

Loan-to-Value

**30%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,439 (2025) |
| Assessed Value        | \$204,738      |
| Previous Assessed     | \$200,725      |
| Assessor Market Value | \$425,610      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.65                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Feb 4, 2013  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jun 25, 2007 | Quitclaim | Quit Claim Transfer |           |                    | \$187K |
| May 28, 2003 | Quitclaim | Quit Claim Transfer |           |                    | \$164K |
| Jul 27, 1992 | Resale    | Grant Deed          | \$110,000 | \$74               | \$110K |
| Oct 1, 1988  | Resale    | Grant Deed          | \$100,500 | \$67               | \$101K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| La Granada Elementary School | Elementary | KG–5   | 0.6 mi   |
| Norte Vista High School      | High       | 9–12   | 0.6 mi   |
| Wells Middle School          | Middle     | 6–8    | 0.7 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>57</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>96,024</b><br>POPULATION | <b>\$87K</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>Owner occupied</b> |
|-----------|-----------------------|