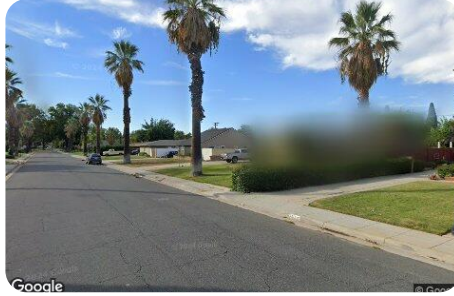


Single Family Residence **RESIDENTIAL**

# 5511 RUMSEY DR

RIVERSIDE, CA 92506

**\$604,822** TopHap Estimate · \$482 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,254 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1954**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$605K**

\$585K low

\$624K high

Est. Owner Equity

**\$354,822**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,807 (2025) |
| Assessed Value        | \$167,162      |
| Previous Assessed     | \$163,885      |
| Assessor Market Value | \$421,290      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.20                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Detached        |
| Pool          | Yes                     |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| Jun 16, 2017 | Quitclaim | Quit Claim Transfer  |       |        |        |
| Aug 15, 2016 | Quitclaim | Quit Claim Transfer  |       |        | \$200K |
| Sep 19, 2013 | Financing | Intrafamily Transfer |       |        | \$156K |
| Mar 1, 1990  | Quitclaim | Quit Claim Transfer  |       |        | \$97K  |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Poly High School                    | High       | 9–12   | 0.3 mi   |
| Louisa May Alcott Elementary School | Elementary | KG–6   | 0.6 mi   |
| Matthew Gage Middle School          | Middle     | 7–8    | 0.9 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 92506

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>65</div> <div>CRIME INDEX</div> | <div>104</div> <div>AIR POLLUTION</div> | <div>47,695</div> <div>POPULATION</div> | <div>\$109K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|