

Single Family Residence **RESIDENTIAL**

5775 NORTHVIEW PL

RIVERSIDE, CA 92506

\$654,331 TopHap Estimate · \$410 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,594 ft²

LIVING AREA

0.19 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$654K

\$626K low

\$683K high

Last Sale

\$276,000 · Feb 3, 2014

Est. Owner Equity

\$393,531

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$4,228 (2025)
Assessed Value	\$389,662
Previous Assessed	\$382,023
Assessor Market Value	\$458,010

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 24, 2015	Quitclaim	Quit Claim Transfer			
Dec 23, 2014	Financing	Intrafamily Transfer			\$221K
Feb 20, 2014	Quitclaim	Quit Claim Transfer			
Jan 16, 2014	Resale	Grant Deed	\$276,000	\$173	\$221K
Jan 24, 2014	Recorded document	Affidavit Of Death			
Jul 31, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	0.8 mi
Central Middle School of Arts and Innovation	Middle	7–8	1.2 mi
Poly High School	High	9–12	2.3 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

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

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

OWNERSHIP

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