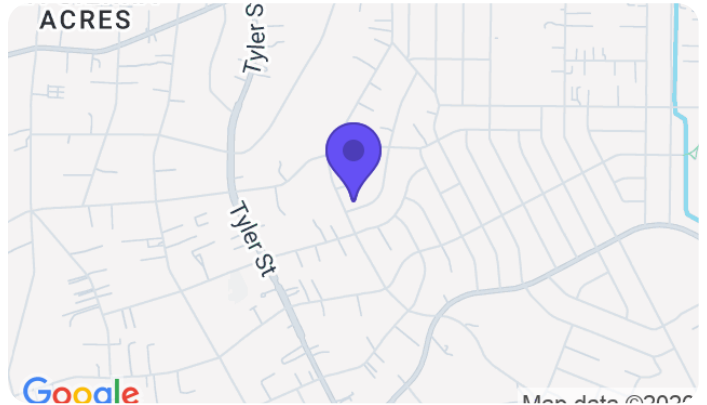
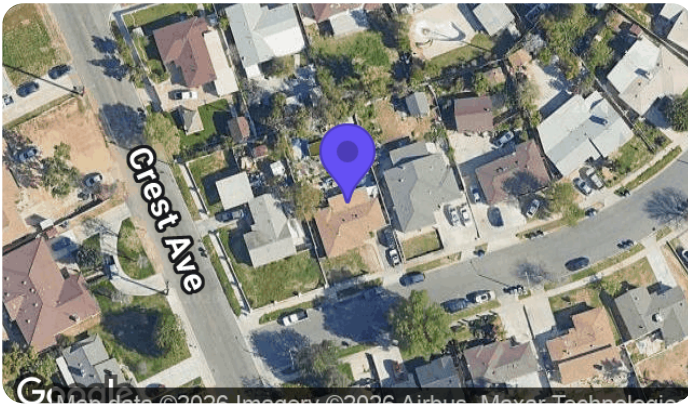


Single Family Residence **RESIDENTIAL**

5420 LEWIS AVE

RIVERSIDE, CA 92503

\$512,970 TopHap Estimate · \$538 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

1
BATHS

954 ft²
LIVING AREA

0.16 ac
LOT SIZE

1957
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$513K

\$486K low

\$540K high

Last Sale

\$500,000 · May 9, 2025

Est. Owner Equity

\$22,027

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$1,882 (2025)
Assessed Value	\$510,000
Previous Assessed	\$148,423
Assessor Market Value	\$255,060

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

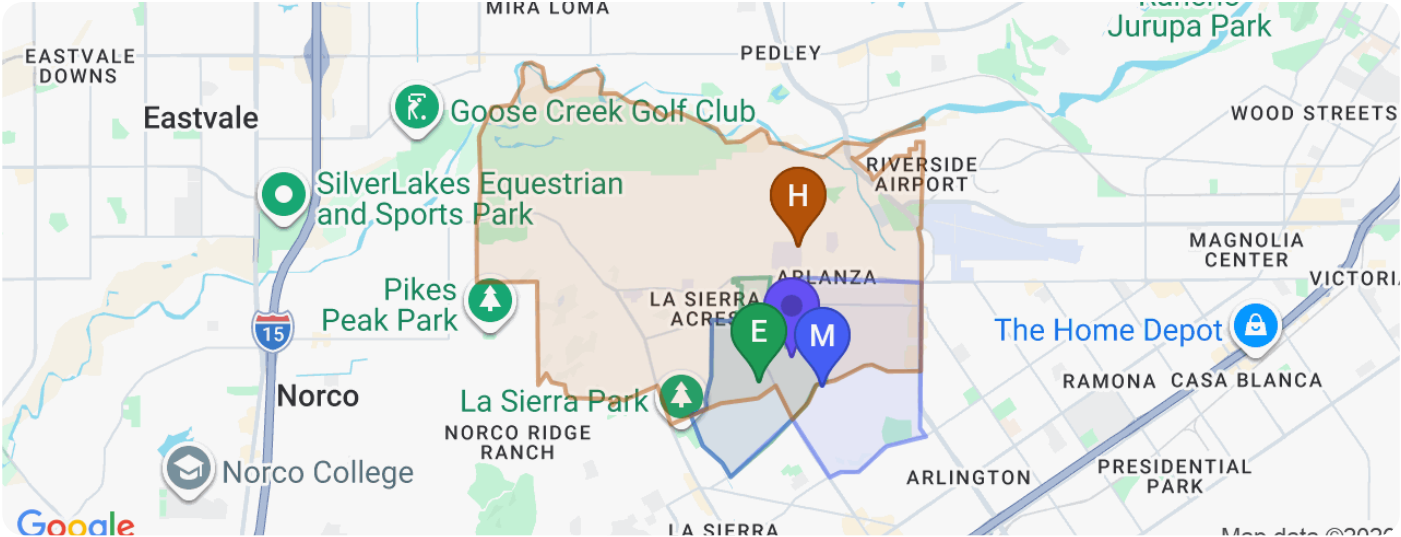
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 19, 2025	Resale	Grant Deed	\$500,000	\$524	\$491K
Apr 25, 2013	Recorded document	Grant Deed			
Aug 24, 2009	Resale	Grant Deed	\$115,000	\$121	
Jul 28, 2009	Resale	Grant Deed	\$95,000	\$100	
Jun 4, 2009	Foreclosure sale	Trustees Deed	\$98,324	\$103	
Dec 6, 2006	Quitclaim	Quit Claim Transfer			\$320K
Aug 3, 2004	Financing	Grant Deed			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
La Granada Elementary School	Elementary	KG–5	0.4 mi
Wells Middle School	Middle	6–8	0.4 mi
Norte Vista High School	High	9–12	1.0 mi

District: Alvard 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

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
-------------------	----------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

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