

Single Family Residence **RESIDENTIAL**

5873 VAL VISTA PL

RIVERSIDE, CA 92504

\$820,750 TopHap Estimate · \$254 / ft² · confidence 96 · as of Jun 23, 2026



3

BEDS

2

BATHS

3,226 ft²

LIVING AREA

0.19 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$821K

\$788K low

\$854K high

Last Sale

\$359,000 · May 19, 2004

Est. Owner Equity

\$335,244

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$6,948 (2025)
Assessed Value	\$632,887
Previous Assessed	\$620,478
Assessor Market Value	\$577,260

PROPERTY FACTS

Property Type	Single Family Residence
Style	Duplex Single
County	RIVERSIDE
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 27, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	0.5 mi
Sierra Middle School	Middle	7–8	0.8 mi
Ramona High School	High	9–12	1.7 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

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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