

Single Family Residence **RESIDENTIAL**

5980 RUTLAND AVE

RIVERSIDE, CA 92503

\$463,291 TopHap Estimate · \$531 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1

BATHS

872 ft²

LIVING AREA

0.22 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$463K

\$413K low

\$513K high

Last Sale

\$450,000 · Jul 11, 2025

Est. Owner Equity

\$103,291

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$2,056 (2025)
Assessed Value	\$450,000
Previous Assessed	\$169,554
Assessor Market Value	\$264,150

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.22
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 11, 2025	Resale	Grant Deed	\$450,000	\$516	\$360K
Oct 30, 2020	Financing	Intrafamily Transfer			\$204K
Oct 30, 2020	Quitclaim	Quit Claim Transfer			
Jun 14, 2016	Financing	Intrafamily Transfer			\$173K
Oct 16, 2014	Quitclaim	Quit Claim Transfer			
Oct 16, 2014	Financing	Intrafamily Transfer			\$173K
Dec 12, 2011	Quitclaim	Quit Claim Transfer			
Nov 10, 2011	Recorded document	Grant Deed			
Sep 29, 2011	Resale	Grant Deed	\$135,000	\$155	\$132K
Dec 21, 2010	Recorded document	Grant Deed			
Dec 10, 2010	Resale	Grant Deed	\$84,000	\$96	
May 24, 2010	Non-arms-length	Trustees Deed	\$308,790	\$354	
Mar 22, 2007	Financing	Intrafamily Transfer			\$215K
Nov 29, 2006	Quitclaim	Quit Claim Transfer			
Nov 29, 2006	Quitclaim	Quit Claim Transfer			\$190K

Apr 10, 2002	Quitclaim	Quit Claim Transfer			
Oct 28, 1998	Quitclaim	Quit Claim Transfer			
Jul 2, 1997	Resale	Grant Deed	\$62,000	\$71	\$61K
Dec 3, 1996	Non-arms-length	Trustees Deed	\$79,190	\$91	
Mar 1, 1990	Resale	Grant Deed	\$70,000	\$80	\$71K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlanza Elementary School	Elementary	KG–5	0.1 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

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K 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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