

Single Family Residence **RESIDENTIAL**

5956 RUTLAND AVE

RIVERSIDE, CA 92503

\$486,930 TopHap Estimate · \$483 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,008 ft²

LIVING AREA

0.18 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

VALUATION

\$487K

\$462K low

\$512K high

Est. Owner Equity

\$486,930

TAX & ASSESSMENT

Property Tax	\$2,479 (2025)
Assessed Value	\$200,951
Previous Assessed	\$197,012
Assessor Market Value	\$264,510

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 14, 2020	Quitclaim	Quit Claim Transfer			
Aug 16, 2013	Quitclaim	Quit Claim Transfer			
Aug 17, 2013	Quitclaim	Quit Claim Transfer			
Aug 19, 2013	Quitclaim	Quit Claim Transfer			
Apr 12, 2013	Quitclaim	Quit Claim Transfer			
Apr 14, 2013	Quitclaim	Quit Claim Transfer			

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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

Occupancy	Absentee owner
-----------	----------------