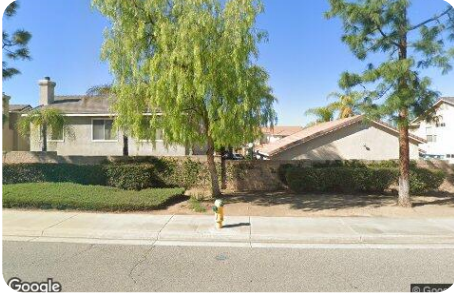


Single Family Residence **RESIDENTIAL**

5270 MELBOURNE PL

RIVERSIDE, CA 92508

\$560,543 TopHap Estimate · \$324 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,728 ft²

LIVING AREA

0.11 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$561K

\$543K low

\$578K high

Last Sale

\$385,000 · May 4, 2017

Est. Owner Equity

\$192,336

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$5,019 (2025)
Assessed Value	\$455,756
Previous Assessed	\$446,820
Assessor Market Value	\$503,010

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.11
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 10, 2021	Financing	Intrafamily Transfer			
Apr 7, 2017	Resale	Grant Deed	\$385,000	\$223	\$368K
Jun 24, 2015	Quitclaim	Quit Claim Transfer			
Jul 8, 2015	Resale	Grant Deed	\$340,000	\$197	\$323K
Mar 25, 2008	Resale	Grant Deed	\$265,000	\$153	\$155K
Nov 7, 2007	Non-arms-length	Trustees Deed	\$366,731	\$212	
Jun 3, 2005	Resale	Grant Deed	\$383,000	\$222	\$345K
Dec 8, 2003	Quitclaim	Quit Claim Transfer			
Dec 5, 2003	Resale	Grant Deed	\$270,000	\$156	\$243K
Nov 13, 2001	Resale	Grant Deed	\$209,455	\$121	\$199K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John F. Kennedy Elementary School	Elementary	KG–6	1.1 mi
Amelia Earhart Middle School	Middle	7–8	1.6 mi
Martin Luther King High School	High	9–12	2.1 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 92508

26 CRIME INDEX	107 AIR POLLUTION	37,730 POPULATION	\$129K MEDIAN IN-COME	63°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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