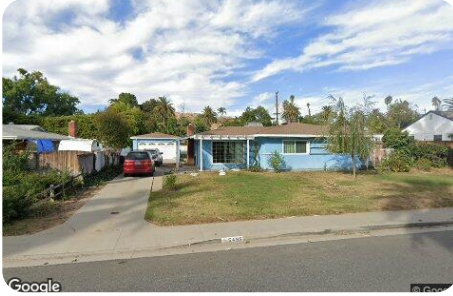


Single Family Residence **RESIDENTIAL**

5495 RUMSEY DR

RIVERSIDE, CA 92506

\$682,800 TopHap Estimate · \$439 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,555 ft²

LIVING AREA

0.21 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$683K

\$655K low

\$711K high

Est. Owner Equity

\$429,300

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$978 (2025)
Assessed Value	\$83,776
Previous Assessed	\$82,134
Assessor Market Value	\$461,340

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.21
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 5, 2013	Quitclaim	Quit Claim Transfer			\$216K
Apr 22, 2005	Quitclaim	Quit Claim Transfer			
Apr 1, 1988	Quitclaim	Quit Claim Transfer			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Poly High School	High	9–12	0.3 mi
Louisa May Alcott Elementary School	Elementary	KG–6	0.6 mi
Matthew Gage Middle School	Middle	7–8	0.9 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K 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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