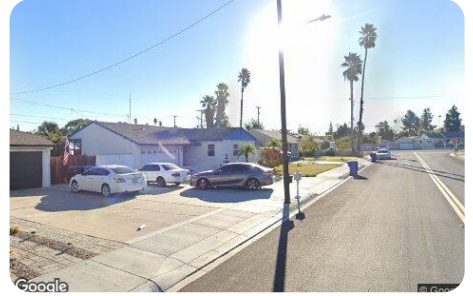


Single Family Residence **RESIDENTIAL**

5261 RUTLAND AVE

RIVERSIDE, CA 92503

\$640,443 TopHap Estimate · \$463 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,382 ft²

LIVING AREA

0.16 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$640K

\$621K low

\$660K high

Last Sale

\$265,000 · Mar 17, 2016

Est. Owner Equity

\$174,443

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$7,030 (2025)
Assessed Value	\$578,461
Previous Assessed	\$567,120
Assessor Market Value	\$396,900

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 17, 2025	Financing	Intrafamily Transfer			
Mar 5, 2024	Financing	Intrafamily Transfer			
Mar 5, 2024	Financing	Intrafamily Transfer			\$427K
Nov 1, 2019	Quitclaim	Quit Claim Transfer			
Oct 27, 2019	Financing	Intrafamily Transfer			\$227K
Feb 2, 2016	Resale	Grant Deed	\$265,000	\$192	\$234K
Nov 16, 2015	Recorded document	Affidavit Of Death			
Nov 13, 2015	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wells Middle School	Middle	6–8	0.3 mi
Foothill Elementary School	Elementary	KG–5	0.3 mi
Norte Vista High School	High	9–12	1.2 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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