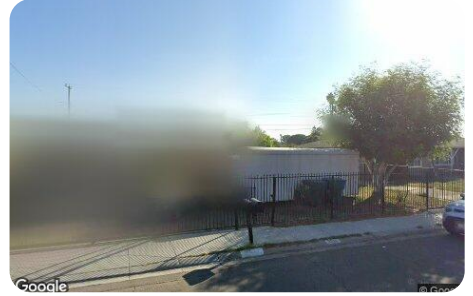


Single Family Residence **RESIDENTIAL**

5529 RUTLAND AVE

RIVERSIDE, CA 92503

\$562,693 TopHap Estimate · \$521 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,080 ft²

LIVING AREA

0.15 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$563K

\$548K low

\$577K high

Last Sale

\$440,000 · Aug 30, 2021

Est. Owner Equity

\$144,693

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$5,798 (2025)
Assessed Value	\$476,267
Previous Assessed	\$466,930
Assessor Market Value	\$385,920

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 2, 2021	Financing	Intrafamily Transfer			
Jul 23, 2021	Resale	Grant Deed	\$440,000	\$407	\$418K
Jun 23, 2008	Quitclaim	Quit Claim Transfer			
May 12, 2005	Recorded document	Grant Deed			
Mar 25, 2005	Financing	Grant Deed			\$105K
Feb 5, 2004	Quitclaim	Quit Claim Transfer			
Dec 12, 2003	Financing	Grant Deed			\$98K
Apr 27, 2001	Recorded document	Grant Deed			
Feb 7, 2001	Resale	Grant Deed	\$92,500	\$86	\$91K
Feb 23, 2000	Non-arms-length	Trustees Deed	\$117,907	\$109	
Nov 15, 1991	Resale	Grant Deed	\$107,500	\$100	\$108K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlanza Elementary School	Elementary	KG–5	0.3 mi
Wells Middle School	Middle	6–8	0.4 mi
Norte Vista High School	High	9–12	0.9 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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