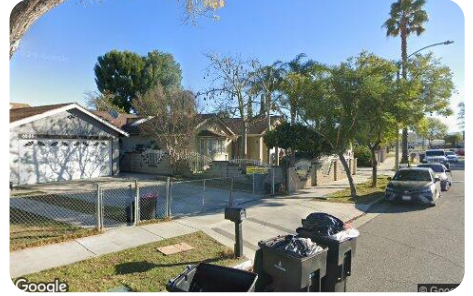


Single Family Residence **RESIDENTIAL**

6806 RUTLAND AVE

RIVERSIDE, CA 92503

\$737,961 TopHap Estimate · \$361 / ft² · confidence 98 · as of Jul 14, 2026



5
BEDS

2.5
BATHS

2,044 ft²
LIVING AREA

0.18 ac
LOT SIZE

1975
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$738K

\$720K low

\$756K high

Last Sale

\$192,000 · Aug 5, 2002

Est. Owner Equity

\$520,161

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$4,680 (2025)
Assessed Value	\$390,606
Previous Assessed	\$382,948
Assessor Market Value	\$498,870

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 27, 2016	Quitclaim	Quit Claim Transfer			\$218K
Jul 29, 2004	Quitclaim	Quit Claim Transfer			\$215K
Aug 5, 2002	Resale	Grant Deed	\$192,000	\$94	\$186K
Nov 21, 1994	Resale	Grant Deed	\$135,000	\$66	\$133K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrace Elementary School	Elementary	KG–5	0.2 mi
Norte Vista High School	High	9–12	0.4 mi
Loma Vista Middle School	Middle	6–8	2.0 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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