

Single Family Residence **RESIDENTIAL**

5491 RUTLAND AVE

RIVERSIDE, CA 92503

\$701,855 TopHap Estimate · \$650 / ft² · confidence 88 · as of Jul 14, 2026



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BEDS

1.5

BATHS

1,080 ft²

LIVING AREA

0.17 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$702K

\$614K low

\$789K high

Est. Owner Equity

\$426,405

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$3,825 (2025)
Assessed Value	\$312,590
Previous Assessed	\$306,462
Assessor Market Value	\$383,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	RIVERSIDE
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 13, 2018	Quitclaim	Quit Claim Transfer			\$268K
Nov 24, 2014	Quitclaim	Quit Claim Transfer			
Nov 24, 2014	Resale	Grant Deed	\$255,000	\$236	\$250K
Jul 23, 2013	Resale	Grant Deed	\$200,000	\$185	\$196K
Feb 25, 2013	Resale	Grant Deed	\$350,000	\$324	\$120K
Jul 24, 2007	Financing	Intrafamily Transfer			\$286K
Jan 9, 2006	Recorded document	Grant Deed			
Aug 26, 2004	Quitclaim	Quit Claim Transfer			\$225K
Sep 22, 2003	Resale	Grant Deed	\$181,000	\$168	\$145K
Dec 1, 1990	Resale	Grant Deed	\$118,000	\$109	\$94K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wells Middle School	Middle	6–8	0.3 mi
Arlanza Elementary School	Elementary	KG–5	0.3 mi
Norte Vista High School	High	9–12	1.0 mi

District: Alvord Unified School District



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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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