

Single Family Residence **RESIDENTIAL**

5504 RUTLAND AVE

RIVERSIDE, CA 92503

\$575,066 TopHap Estimate · \$494 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,164 ft²

LIVING AREA

0.16 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$575K

\$542K low

\$609K high

Last Sale

\$101,000 · Nov 30, 1998

Est. Owner Equity

\$471,066

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$1,917 (2025)
Assessed Value	\$161,471
Previous Assessed	\$158,305
Assessor Market Value	\$356,670

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.16
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
Sep 25, 2025	Financing	Intrafamily Transfer			
Apr 8, 2016	Quitclaim	Quit Claim Transfer			
Nov 30, 1998	Resale	Grant Deed	\$101,000	\$87	\$100K
Jul 8, 1998	Non-arms-length	Trustees Deed	\$92,000	\$79	
Mar 1, 1988	Non-arms-length	Grant Deed	\$7,000	\$6	

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

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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