

Condominium

**RESIDENTIAL**

# 5095 FASHION PL

RIVERSIDE, CA 92504

**\$405,530**

TopHap Estimate · \$351 / ft² · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**1.8**

BATHS

**1,155 ft²**

LIVING AREA

**2,178 ft²**

LOT SIZE

**1973**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$406K**

\$375K low

\$436K high

Last Sale

**\$271,000 · Apr 4, 2019**

Est. Owner Equity

**\$144,530**

Loan-to-Value

**68%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,334 (2025)</b> |
| Assessed Value        | <b>\$308,347</b>      |
| Previous Assessed     | <b>\$302,302</b>      |
| Assessor Market Value | <b>\$296,550</b>      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | <b>Condominium</b>        |
| Style         | <b>Condo/Apartment</b>    |
| County        | <b>RIVERSIDE</b>          |
| Lot (acres)   | <b>0.05</b>               |
| Construction  | <b>Wood (Unspecified)</b> |
| Roof          | <b>Rock / Gravel</b>      |
| Heating       | <b>Central</b>            |
| Cooling       | <b>Central</b>            |
| Fireplace     | <b>Yes</b>                |
| Garage        | <b>Garage, Detached</b>   |
| Pool          | <b>No</b>                 |

## TRANSACTION HISTORY

| DATE                | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|--------|------------|-----------|--------------------|--------|
| <b>Mar 5, 2019</b>  | Resale | Grant Deed | \$271,000 | \$235              | \$263K |
| <b>Nov 24, 1998</b> | Resale | Grant Deed | \$62,000  | \$54               | \$59K  |
| <b>Jul 7, 1995</b>  | Resale | Grant Deed | \$59,000  | \$51               | \$59K  |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| <b>Sierra Middle School</b>            | Middle     | 7–8    | 0.3 mi   |
| <b>Mountain View Elementary School</b> | Elementary | KG–6   | 0.4 mi   |
| <b>Ramona High School</b>              | High       | 9–12   | 1.1 mi   |

District: Riverside 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 92504

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>56,759</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|