

Single Family Residence **RESIDENTIAL**

5745 NORTHVIEW PL

RIVERSIDE, CA 92506

\$693,589 TopHap Estimate · \$453 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,531 ft²

LIVING AREA

0.19 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$694K

\$678K low

\$709K high

Last Sale

\$455,000 · Jul 21, 2020

Est. Owner Equity

\$246,831

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$5,532 (2025)
Assessed Value	\$502,351
Previous Assessed	\$492,502
Assessor Market Value	\$481,590

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 25, 2020	Resale	Grant Deed	\$455,000	\$297	\$447K
Sep 19, 2016	Financing	Affidavit Of Death			\$226K
Sep 6, 2016	Quitclaim	Quit Claim Transfer			
Feb 13, 2015	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	0.9 mi
Central Middle School of Arts and Innovation	Middle	7–8	1.1 mi
Poly High School	High	9–12	2.3 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K 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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