

Single Family Residence **RESIDENTIAL**

5754 NORTHVIEW PL

RIVERSIDE, CA 92506

\$653,639 TopHap Estimate · \$430 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,519 ft²

LIVING AREA

0.19 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$654K

\$618K low

\$689K high

Last Sale

\$270,000 · Apr 21, 2015

Est. Owner Equity

\$370,639

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$3,667 (2025)
Assessed Value	\$330,981
Previous Assessed	\$324,492
Assessor Market Value	\$415,620

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 1, 2020	Quitclaim	Quit Claim Transfer			\$283K
Feb 17, 2015	Resale	Grant Deed	\$270,000	\$178	\$257K
Mar 21, 1996	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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