

Single Family Residence **RESIDENTIAL**

# 6490 RUTLAND AVE

RIVERSIDE, CA 92503

**\$466,398** TopHap Estimate · \$489 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**954 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1953**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$466K**

**\$436K low**

**\$497K high**

Last Sale

**\$130,000 · Jul 2, 2010**

Est. Owner Equity

**\$338,398**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$2,018 (2025)</b> |
| Assessed Value        | <b>\$169,869</b>      |
| Previous Assessed     | <b>\$166,539</b>      |
| Assessor Market Value | <b>\$297,810</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.18</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Wood Shingle</b>            |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Garage        | <b>Garage, Attached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|----------------------|-----------|--------------------|--------|
| <b>Apr 23, 2013</b> | Financing         | Intrafamily Transfer |           |                    | \$128K |
| <b>Jun 22, 2010</b> | Resale            | Grant Deed           | \$130,000 | \$136              | \$128K |
| <b>Jan 13, 2010</b> | Non-arms-length   | Trustees Deed        | \$301,607 | \$316              |        |
| <b>Sep 14, 2007</b> | Non-arms-length   | Grant Deed           | \$380,000 | \$398              | \$342K |
| <b>Aug 14, 2004</b> | Quitclaim         | Quit Claim Transfer  |           |                    | \$132K |
| <b>Feb 3, 2000</b>  | Resale            | Grant Deed           | \$37,273  | \$39               | \$74K  |
| <b>May 20, 1999</b> | Non-arms-length   | Trustees Deed        | \$92,214  | \$97               |        |
| <b>Oct 13, 1995</b> | Recorded document | Grant Deed           |           |                    |        |
| <b>Mar 14, 1994</b> | Recorded document | Grant Deed           |           |                    |        |
| <b>Jun 14, 1991</b> | Resale            | Grant Deed           | \$93,000  | \$97               | \$92K  |
| <b>Jan 28, 1991</b> | Non-arms-length   | Trustees Deed        | \$85,677  | \$90               |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Terrace Elementary School | Elementary | KG–5   | 0.2 mi   |
| Norte Vista High School   | High       | 9–12   | 0.3 mi   |
| Loma Vista Middle School  | Middle     | 6–8    | 1.8 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<br>CRIME INDEX | 105<br>AIR POLLUTION | 96,024<br>POPULATION | \$87K<br>MEDIAN IN-COME | 64°F<br>AVG TEMP | 68%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|