

Single Family Residence **RESIDENTIAL**

# 5594 RUTLAND AVE

RIVERSIDE, CA 92503

**\$542,320** TopHap Estimate · \$502 / ft² · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,080 ft²**

LIVING AREA

**0.17 ac**

LOT SIZE

**1954**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$542K**

\$526K low

\$558K high

Last Sale

**\$250,000 · Oct 22, 2004**

Est. Owner Equity

**\$189,520**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,341 (2025) |
| Assessed Value        | \$355,422      |
| Previous Assessed     | \$348,454      |
| Assessor Market Value | \$355,590      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Oct 22, 2004 | Resale | Grant Deed | \$250,000 | \$231              | \$200K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Arlanza Elementary School | Elementary | KG–5   | 0.3 mi   |
| Wells Middle School       | Middle     | 6–8    | 0.4 mi   |
| Norte Vista High School   | High       | 9–12   | 0.9 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>57</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>96,024</b><br>POPULATION | <b>\$87K</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> |
|-----------|-----------------------|