

Single Family Residence **RESIDENTIAL**

5582 RUTLAND AVE

RIVERSIDE, CA 92503

\$554,325 TopHap Estimate · \$513 / ft² · confidence 98 · 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

5

ROOMS

1

PARKING

VALUATION

\$554K

\$544K low

\$565K high

Last Sale

\$250,000 · Dec 30, 2015

Est. Owner Equity

\$304,212

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$3,610 (2025)
Assessed Value	\$301,860
Previous Assessed	\$295,942
Assessor Market Value	\$353,520

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 13, 2015	Resale	Grant Deed	\$250,000	\$231	\$242K
Feb 1, 2007	Quitclaim	Quit Claim Transfer			
Jan 31, 2003	Recorded document	Grant Deed			
Aug 7, 2002	Non-arms-length	Grant Deed	\$62,500	\$58	
Jul 29, 1999	Resale	Grant Deed	\$40,455	\$37	\$81K

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

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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