

Single Family Residence **RESIDENTIAL**

5581 RUTLAND AVE

RIVERSIDE, CA 92503

\$711,421 TopHap Estimate · \$376 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

1.5

BATHS

1,890 ft²

LIVING AREA

0.22 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$711K

\$664K low

\$759K high

Last Sale

\$98,000 · Oct 28, 1994

Est. Owner Equity

\$407,421

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,621 (2025)
Assessed Value	\$212,672
Previous Assessed	\$208,503
Assessor Market Value	\$418,860

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.22
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 28, 1994	Resale	Grant Deed	\$98,000	\$52	\$98K
Sep 20, 1994	Resale	Grant Deed	\$34,750	\$18	
Jun 23, 1994	Non-arms-length	Grant Deed	\$105,000	\$56	
Mar 16, 1994	Non-arms-length	Trustees Deed	\$102,166	\$54	
Apr 1, 1990	Non-arms-length	Grant Deed	\$26,000	\$14	
Sep 1, 1989	Recorded document	Grant Deed			

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

OWNERSHIP

Occupancy	Owner occupied
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