

Single Family Residence **RESIDENTIAL**

5452 RUMSEY DR

RIVERSIDE, CA 92506

\$695,785 TopHap Estimate · \$401 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,735 ft²

LIVING AREA

0.25 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$696K

\$672K low

\$720K high

Last Sale

\$375,000 · Feb 18, 2005

Est. Owner Equity

\$292,785

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$5,867 (2025)
Assessed Value	\$533,146
Previous Assessed	\$522,693
Assessor Market Value	\$483,210

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	RIVERSIDE
Lot (acres)	0.25
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 24, 2005	Resale	Grant Deed	\$375,000	\$216	\$298K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Poly High School	High	9–12	0.3 mi
Louisa May Alcott Elementary School	Elementary	KG–6	0.6 mi
Matthew Gage Middle School	Middle	7–8	1.0 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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