

Single Family Residence **RESIDENTIAL**

5774 NORTHVIEW PL

RIVERSIDE, CA 92506

\$615,042 TopHap Estimate · \$435 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,413 ft²

LIVING AREA

0.17 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$615K

\$597K low

\$633K high

Last Sale

\$357,000 · Mar 18, 2005

Est. Owner Equity

\$173,642

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$5,510 (2025)
Assessed Value	\$507,550
Previous Assessed	\$497,599
Assessor Market Value	\$438,570

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, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 23, 2005	Resale	Grant Deed	\$357,000	\$253	\$286K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	0.9 mi
Central Middle School of Arts and Innovation	Middle	7–8	1.1 mi
Poly High School	High	9–12	2.3 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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