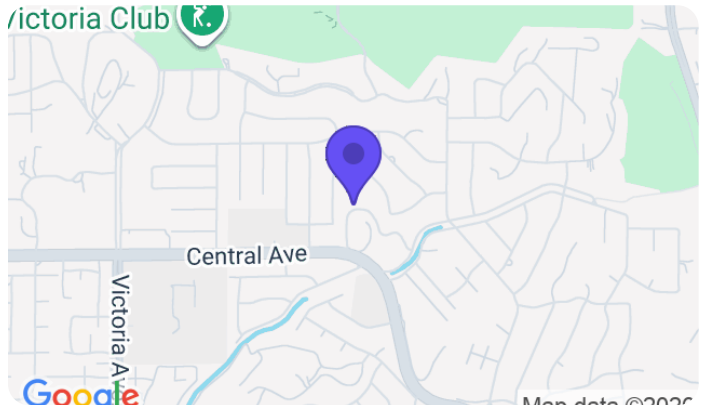
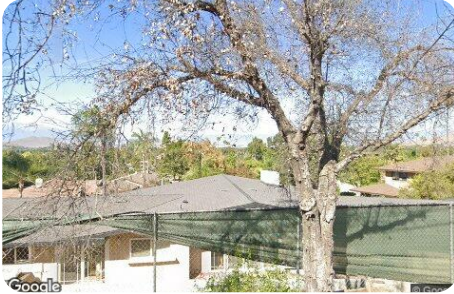


Single Family Residence **RESIDENTIAL**

5315 CANDLEWICK CT

RIVERSIDE, CA 92506

\$1,048,761 TopHap Estimate · \$391 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,684 ft²
LIVING AREA

0.53 ac
LOT SIZE

1961
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$1M

\$1M low

\$1.1M high

Last Sale

\$475,000 · Jun 15, 2021

Est. Owner Equity

\$375,561

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$9,099 (2025)
Assessed Value	\$830,263
Previous Assessed	\$813,985

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.53
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

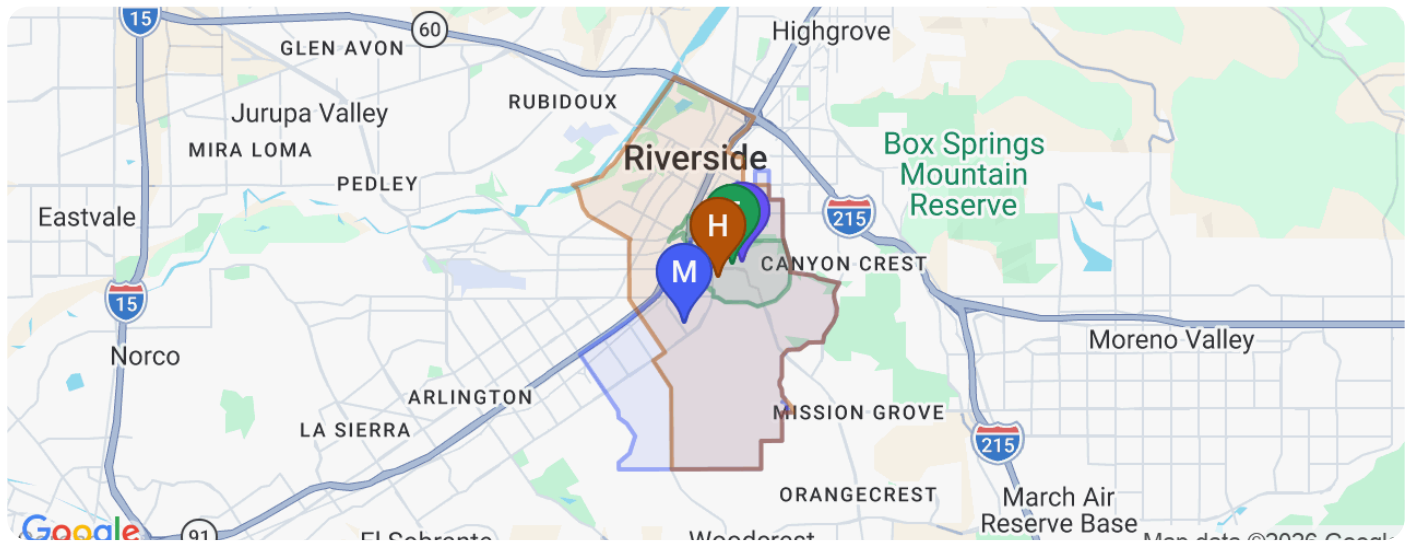
DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 16, 2026	Financing	Intrafamily Transfer			\$150K
May 27, 2021	Resale	Grant Deed	\$475,000	\$177	\$376K
Aug 12, 2019	Quitclaim	Quit Claim Transfer			
Apr 19, 2007	Resale	Grant Deed	\$587,500	\$219	\$470K
Nov 8, 2001	Resale	Grant Deed	\$239,000	\$89	\$227K
Jul 24, 2001	Non-arms-length	Trustees Deed	\$227,997	\$85	
Oct 16, 1992	Non-arms-length	Grant Deed	\$8,750	\$3	
Nov 1, 1991	Resale	Trustees Deed	\$92,500	\$34	\$20K
Nov 1, 1989	Non-arms-length	Grant Deed	\$47,000	\$18	
Jun 1, 1988	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Louisa May Alcott Elementary School	Elementary	KG–6	0.2 mi
Poly High School	High	9–12	0.5 mi

Matthew Gage Middle School	Middle	7-8	1.5 mi
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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	Absentee owner
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