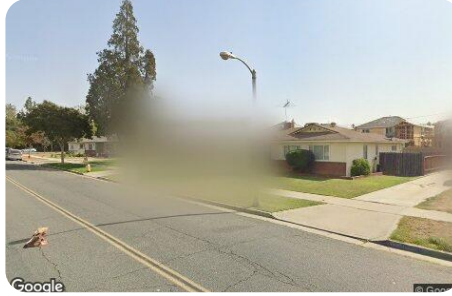


Single Family Residence **RESIDENTIAL**

5345 DECLAN ST

RIVERSIDE, CA 92504

\$617,469 TopHap Estimate · \$331 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,864 ft²

LIVING AREA

3,485 ft²

LOT SIZE

2021

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$617K

\$590K low

\$645K high

Last Sale

\$927,000 · Jan 28, 2021

Est. Owner Equity

\$563,469

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$5,706 (2025)
Assessed Value	\$518,563
Previous Assessed	\$508,396
Assessor Market Value	\$533,250

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.08
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thomas Jefferson Elementary School	Elementary	KG–6	0.4 mi
Sierra Middle School	Middle	7–8	0.5 mi
Ramona High School	High	9–12	0.8 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 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K 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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