

Single Family Residence **RESIDENTIAL**

5348 DECLAN ST

RIVERSIDE, CA 92504

\$609,764 TopHap Estimate · \$327 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,864 ft²
LIVING AREA

3,485 ft²
LOT SIZE

2020
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$610K

\$578K low

\$641K high

Last Sale

\$960,000 · Mar 9, 2021

Est. Owner Equity

\$153,774

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$5,830 (2025)
Assessed Value	\$529,941
Previous Assessed	\$519,551
Assessor Market Value	\$490,680

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 21, 2021	Resale	Grant Deed	\$480,000	\$258	\$456K

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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