

Single Family Residence **RESIDENTIAL**

5379 DECLAN ST

RIVERSIDE, CA 92504

\$718,057 TopHap Estimate · \$289 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

2.8

BATHS

2,482 ft²

LIVING AREA

0.1 ac

LOT SIZE

2020

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$718K

\$676K low

\$760K high

Last Sale

\$1,169,000 · May 28, 2021

Est. Owner Equity

\$169,807

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$7,084 (2025)
Assessed Value	\$645,159
Previous Assessed	\$632,510

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 27, 2022	Financing	Intrafamily Transfer			
Jan 21, 2021	Resale	Grant Deed	\$584,500	\$235	\$548K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thomas Jefferson Elementary School	Elementary	KG–6	0.4 mi
Sierra Middle School	Middle	7–8	0.6 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	Absentee owner
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