

Single Family Residence **RESIDENTIAL**

# 6887 RUTLAND AVE

RIVERSIDE, CA 92503

**\$574,106** TopHap Estimate · \$453 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**1.8**

BATHS

**1,266 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1975**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$574K**

\$556K low

\$593K high

Est. Owner Equity

**\$368,788**

Loan-to-Value

**34%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,046 (2025) |
| Assessed Value        | \$172,172      |
| Previous Assessed     | \$168,797      |
| Assessor Market Value | \$367,920      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|---------------------|-------|--------------------|-------|
| Apr 6, 2004  | Quitclaim | Quit Claim Transfer |       |                    | \$75K |
| Jan 31, 1994 | Quitclaim | Quit Claim Transfer |       |                    |       |
| Nov 22, 1993 | Quitclaim | Quit Claim Transfer |       |                    |       |
| Nov 22, 1993 | Quitclaim | Quit Claim Transfer |       |                    |       |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Terrace Elementary School | Elementary | KG–5   | 0.3 mi   |
| Norte Vista High School   | High       | 9–12   | 0.5 mi   |
| Loma Vista Middle School  | Middle     | 6–8    | 2.0 mi   |

District: Alvord 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 92503

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>57</div> <div>CRIME INDEX</div> | <div>105</div> <div>AIR POLLUTION</div> | <div>96,024</div> <div>POPULATION</div> | <div>\$87K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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