

Single Family Residence **RESIDENTIAL**

5556 RUTLAND AVE

RIVERSIDE, CA 92503

\$548,807 TopHap Estimate · \$508 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,080 ft²

LIVING AREA

0.17 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$549K

\$527K low

\$570K high

Last Sale

\$285,000 · Sep 14, 2016

Est. Owner Equity

\$288,807

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$4,124 (2025)
Assessed Value	\$337,375
Previous Assessed	\$330,761
Assessor Market Value	\$363,600

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 3, 2020	Financing	Intrafamily Transfer			\$260K
Aug 26, 2016	Resale	Grant Deed	\$285,000	\$264	\$271K
Apr 9, 2015	Financing	Intrafamily Transfer			\$3M
Aug 15, 2011	Resale	Grant Deed	\$110,500	\$102	
Jul 6, 2011	Non-arms-length	Trustees Deed	\$270,065	\$250	
Aug 6, 2004	Resale	Grant Deed	\$230,000	\$213	\$184K
Aug 6, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlanza Elementary School	Elementary	KG–5	0.3 mi
Wells Middle School	Middle	6–8	0.4 mi
Norte Vista High School	High	9–12	0.9 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

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K 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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