

Single Family Residence **RESIDENTIAL**

5306 RUTLAND AVE

RIVERSIDE, CA 92503

\$571,462 TopHap Estimate · \$495 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,154 ft²

LIVING AREA

0.17 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$571K

\$547K low

\$595K high

Est. Owner Equity

\$289,462

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$4,084 (2025)
Assessed Value	\$334,096
Previous Assessed	\$327,546
Assessor Market Value	\$425,070

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 17, 2021	Financing	Intrafamily Transfer			
Feb 12, 2021	Financing	Intrafamily Transfer			\$235K
Jun 8, 2006	Quitclaim	Quit Claim Transfer			\$306K
Aug 6, 2004	Quitclaim	Quit Claim Transfer			
Aug 6, 2004	Resale	Grant Deed	\$235,000	\$204	\$188K
Aug 6, 2004	Quitclaim	Quit Claim Transfer			
Aug 6, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wells Middle School	Middle	6–8	0.2 mi
Foothill Elementary School	Elementary	KG–5	0.3 mi
Norte Vista High School	High	9–12	1.1 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	Absentee owner
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