

Single Family Residence **RESIDENTIAL**

5385 RUTLAND AVE

RIVERSIDE, CA 92503

\$717,233 TopHap Estimate · \$369 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,944 ft²

LIVING AREA

0.18 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$717K

\$671K low

\$764K high

Last Sale

\$280,000 · Nov 24, 2004

Est. Owner Equity

\$379,233

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$5,626 (2025)
Assessed Value	\$469,082
Previous Assessed	\$459,885
Assessor Market Value	\$540,810

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 2, 2007	Financing	Intrafamily Transfer			\$324K
Nov 24, 2004	Resale	Grant Deed	\$280,000	\$144	\$252K
Mar 31, 2004	Quitclaim	Quit Claim Transfer			\$158K
Oct 10, 2003	Quitclaim	Quit Claim Transfer			
Apr 17, 2003	Quitclaim	Quit Claim Transfer			\$112K
Dec 27, 2002	Quitclaim	Quit Claim Transfer			
Sep 1, 1989	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

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

District: Alvard 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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