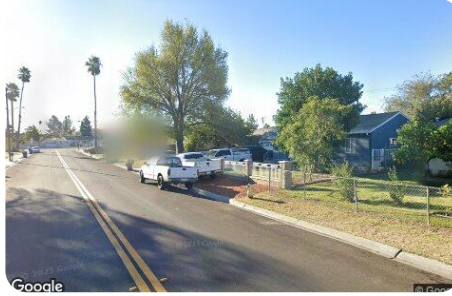


Single Family Residence **RESIDENTIAL**

5290 RUTLAND AVE

RIVERSIDE, CA 92503

\$599,284 TopHap Estimate · \$419 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,430 ft²

LIVING AREA

0.17 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$599K

\$576K low

\$622K high

Last Sale

\$139,000 · Dec 3, 2001

Est. Owner Equity

\$294,284

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$2,493 (2025)
Assessed Value	\$209,273
Previous Assessed	\$205,170
Assessor Market Value	\$375,480

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 5, 2022	Financing	Intrafamily Transfer			
Dec 3, 2001	Resale	Grant Deed	\$139,000	\$97	\$137K
Apr 19, 1993	Resale	Grant Deed	\$105,000	\$73	\$104K
Aug 21, 1992	Non-arms-length	Trustees Deed	\$101,104	\$71	
Oct 1, 1989	Resale	Grant Deed	\$40,000	\$28	
May 1, 1988	Resale	Grant Deed	\$92,500	\$65	\$93K

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	Owner occupied
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