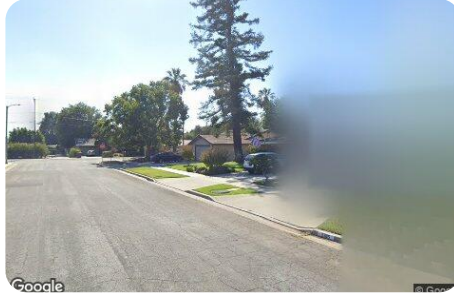


Single Family Residence **RESIDENTIAL**

# 5765 VIA DOS CAMINOS

RIVERSIDE, CA 92504

**\$642,418** TopHap Estimate · \$428 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**1.8**

BATHS

**1,500 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1966**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$642K**

\$617K low

\$668K high

Last Sale

**\$605,000 · Sep 20, 2023**

Est. Owner Equity

**\$44,844**

Loan-to-Value

**90%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$6,836 (2025)</b> |
| Assessed Value        | <b>\$629,440</b>      |
| Previous Assessed     | <b>\$617,099</b>      |
| Assessor Market Value | <b>\$444,960</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.15</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Wood Shingle</b>            |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Attached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|----------------------|-----------|--------------------|--------|
| <b>Sep 7, 2023</b>  | Resale            | Grant Deed           | \$605,000 | \$403              | \$594K |
| <b>Sep 15, 2023</b> | Financing         | Intrafamily Transfer |           |                    |        |
| <b>Apr 29, 2019</b> | Recorded document | Affidavit Of Death   |           |                    |        |
| <b>Oct 26, 2015</b> | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| <b>Apr 28, 2014</b> | Resale            | Grant Deed           | \$294,000 | \$196              | \$279K |
| <b>Mar 21, 2013</b> | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| <b>Mar 21, 2013</b> | Quitclaim         | Quit Claim Transfer  |           |                    | \$180K |
| <b>Feb 5, 2010</b>  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| <b>Nov 16, 2009</b> | Resale            | Grant Deed           | \$205,000 | \$137              | \$154K |
| <b>Oct 5, 2009</b>  | Foreclosure sale  | Trustees Deed        | \$145,000 | \$97               |        |
| <b>Apr 24, 2007</b> | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| <b>Oct 13, 2006</b> | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| <b>Apr 6, 2006</b>  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| <b>Jul 31, 2002</b> | Resale            | Grant Deed           | \$188,000 | \$125              | \$169K |

|             |                   |               |           |      |        |
|-------------|-------------------|---------------|-----------|------|--------|
| Oct 1, 1989 | Resale            | Trustees Deed | \$112,227 | \$75 | \$104K |
| Oct 1, 1989 | Recorded document | Trustees Deed |           |      |        |

## ASSIGNED SCHOOLS

| SCHOOL                                       | LEVEL      | GRADES | DISTANCE |
|----------------------------------------------|------------|--------|----------|
| Mountain View Elementary School              | Elementary | KG–6   | 0.8 mi   |
| Central Middle School of Arts and Innovation | Middle     | 7–8    | 1.2 mi   |
| Poly High School                             | High       | 9–12   | 2.4 mi   |

District: Riverside 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 92504

|                   |                      |                      |                         |                  |                 |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|
| 90<br>CRIME INDEX | 105<br>AIR POLLUTION | 56,759<br>POPULATION | \$80K<br>MEDIAN IN-COME | 64°F<br>AVG TEMP | 68%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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