

Condominium

RESIDENTIAL

5045 FASHION PL

RIVERSIDE, CA 92504

\$429,397 TopHap Estimate · \$296 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.3

BATHS

1,452 ft²

LIVING AREA

1,307 ft²

LOT SIZE

1973

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$429K

\$404K low

\$455K high

Last Sale

\$90,000 · Mar 9, 2011

Est. Owner Equity

\$299,397

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$2,884 (2025)
Assessed Value	\$266,929
Previous Assessed	\$261,696
Assessor Market Value	\$222,480

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.03
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 29, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Jun 10, 2016	Financing	Intrafamily Transfer			\$107K
Mar 12, 2014	Quitclaim	Quit Claim Transfer			
Feb 1, 2011	Resale	Grant Deed	\$90,000	\$62	\$72K
Mar 7, 2011	Quitclaim	Quit Claim Transfer			
May 21, 2009	Quitclaim	Quit Claim Transfer			
Feb 7, 2009	Quitclaim	Quit Claim Transfer			
Mar 30, 2005	Quitclaim	Quit Claim Transfer			\$173K
Oct 1, 2004	Quitclaim	Quit Claim Transfer			\$156K
Sep 20, 2002	Quitclaim	Quit Claim Transfer			
Sep 20, 2002	Resale	Grant Deed	\$130,000	\$90	\$128K
Nov 29, 2000	Quitclaim	Quit Claim Transfer			
Oct 19, 1998	Resale	Grant Deed	\$65,000	\$45	\$64K

Sep 3, 1997	Non-arms-length	Trustees Deed	\$68,611	\$47	
Sep 19, 1994	Resale	Grant Deed	\$65,500	\$45	\$64K
Jul 13, 1993	Non-arms-length	Trustees Deed	\$977	\$1	
Aug 1, 1989	Resale	Grant Deed	\$84,500	\$58	\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Middle School	Middle	7–8	0.2 mi
Mountain View Elementary School	Elementary	KG–6	0.4 mi
Ramona High School	High	9–12	1.1 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 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K 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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