

Single Family Residence **RESIDENTIAL**

5740 RIVERSIDE AVE

RIVERSIDE, CA 92506

\$370,730 TopHap Estimate · \$274 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,351 ft²

LIVING AREA

0.19 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$371K

\$351K low

\$391K high

Last Sale

\$222,000 · Apr 11, 2012

Est. Owner Equity

\$46,730

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$3,160 (2025)
Assessed Value	\$284,401
Previous Assessed	\$278,826
Assessor Market Value	\$443,160

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 23, 2019	Quitclaim	Quit Claim Transfer			\$295K
Mar 12, 2018	Financing	Intrafamily Transfer			\$300K
Mar 15, 2012	Resale	Grant Deed	\$222,000	\$164	\$216K
Feb 6, 2012	Non-arms-length	Trustees Deed	\$152,000	\$113	
Aug 23, 2005	Resale	Grant Deed	\$405,000	\$300	
Oct 13, 2005	Quitclaim	Quit Claim Transfer			
Apr 1, 1989	Non-arms-length	Grant Deed	\$83,000	\$61	\$69K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pachappa Elementary School	Elementary	KG–6	0.4 mi
Central Middle School of Arts and Innovation	Middle	7–8	0.7 mi
Poly High School	High	9–12	1.3 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K 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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