

Single Family Residence **RESIDENTIAL**

# 5402 RUMSEY DR

RIVERSIDE, CA 92506

**\$745,520** TopHap Estimate · \$388 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**4**

BEDS

**3.3**

BATHS

**1,920 ft<sup>2</sup>**

LIVING AREA

**0.32 ac**

LOT SIZE

**1954**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$746K**

\$728K low

\$763K high

Last Sale

**\$667,500 · Feb 27, 2023**

Est. Owner Equity

**\$107,548**

Loan-to-Value

**88%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,773 (2025) |
| Assessed Value        | \$729,855      |
| Previous Assessed     | \$694,467      |
| Assessor Market Value | \$551,520      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.32                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jan 19, 2023 | Resale    | Grant Deed          | \$667,500 | \$348              | \$638K |
| Feb 7, 2019  | Resale    | Grant Deed          | \$505,000 | \$263              | \$487K |
| Mar 31, 2003 | Quitclaim | Quit Claim Transfer |           |                    | \$178K |
| Apr 20, 2001 | Resale    | Grant Deed          | \$180,000 | \$94               | \$177K |
| Dec 11, 1996 | Quitclaim | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Poly High School                    | High       | 9–12   | 0.3 mi   |
| Louisa May Alcott Elementary School | Elementary | KG–6   | 0.5 mi   |
| Matthew Gage Middle School          | Middle     | 7–8    | 1.0 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

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>65</div> <div>CRIME INDEX</div> | <div>104</div> <div>AIR POLLUTION</div> | <div>47,695</div> <div>POPULATION</div> | <div>\$109K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|