

Single Family Residence **RESIDENTIAL**

# 5872 NORMANDIE PL

RIVERSIDE, CA 92504

**\$493,852** TopHap Estimate · \$490 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,008 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1952**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$494K**

\$457K low

\$530K high

Last Sale

**\$360,000 · Jun 20, 2018**

Est. Owner Equity

**\$42,452**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,611 (2025)</b> |
| Assessed Value        | <b>\$417,805</b>      |
| Previous Assessed     | <b>\$409,613</b>      |
| Assessor Market Value | <b>\$356,130</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.14</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Wood Shingle</b>            |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Garage        | <b>Garage, Detached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|---------------------|-----------|--------------------|--------|
| <b>May 23, 2018</b> | Resale            | Grant Deed          | \$360,000 | \$357              | \$342K |
| <b>Jun 4, 2018</b>  | Recorded document | Affidavit Of Death  |           |                    |        |
| <b>Mar 16, 2017</b> | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Nov 9, 2001</b>  | Resale            | Grant Deed          | \$135,091 | \$134              | \$108K |
| <b>Oct 29, 1992</b> | Quitclaim         | Quit Claim Transfer |           |                    | \$93K  |
| <b>Jun 1, 1990</b>  | Non-arms-length   | Grant Deed          | \$23,500  | \$23               |        |
| <b>Jun 1, 1990</b>  | Non-arms-length   | Grant Deed          | \$23,500  | \$23               |        |
| <b>Jan 1, 1989</b>  | Resale            | Trustees Deed       | \$88,000  | \$87               |        |
| <b>Jan 1, 1989</b>  | Quitclaim         | Quit Claim Transfer |           |                    | \$89K  |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| <b>Mountain View Elementary School</b> | Elementary | KG–6   | 0.7 mi   |
| <b>Sierra Middle School</b>            | Middle     | 7–8    | 0.9 mi   |
| <b>Ramona High School</b>              | High       | 9–12   | 1.8 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>90</div> <div>CRIME INDEX</div> | <div>105</div> <div>AIR POLLUTION</div> | <div>56,759</div> <div>POPULATION</div> | <div>\$80K</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 | Owner occupied |
|-----------|----------------|