

Single Family Residence **RESIDENTIAL**

5880 NORMANDIE PL

RIVERSIDE, CA 92504

\$479,811 TopHap Estimate · \$566 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

1
BATHS

848 ft²
LIVING AREA

0.16 ac
LOT SIZE

1952
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$480K

\$462K low

\$498K high

Last Sale

\$230,000 · Jan 7, 2015

Est. Owner Equity

\$53,311

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$3,056 (2025)
Assessed Value	\$281,944
Previous Assessed	\$276,417
Assessor Market Value	\$349,470

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 20, 2017	Financing	Intrafamily Transfer			\$226K
Apr 10, 2017	Financing	Intrafamily Transfer			\$228K
Dec 11, 2014	Quitclaim	Quit Claim Transfer			
Dec 11, 2014	Resale	Grant Deed	\$230,000	\$271	\$226K
Feb 13, 2012	Resale	Grant Deed	\$120,000	\$142	\$140K
May 31, 2011	Foreclosure sale	Trustees Deed	\$96,100	\$113	
Feb 11, 2002	Resale	Grant Deed	\$135,000	\$159	\$101K
Mar 2, 1999	Financing	Grant Deed			\$8K
Sep 2, 1998	Resale	Grant Deed	\$85,000	\$100	\$85K
Feb 5, 1998	Non-arms-length	Trustees Deed	\$70,000	\$83	
Sep 30, 1992	Quitclaim	Quit Claim Transfer			\$98K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	0.7 mi
Sierra Middle School	Middle	7–8	0.9 mi
Ramona High School	High	9–12	1.7 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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