

Single Family Residence **RESIDENTIAL**

7172 RUTLAND AVE

RIVERSIDE, CA 92503

\$470,355 TopHap Estimate · \$416 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,130 ft²

LIVING AREA

0.13 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$470K

\$436K low

\$505K high

Last Sale

\$355,000 · Aug 15, 2005

Est. Owner Equity

\$114,241

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$6,021 (2025)
Assessed Value	\$494,813
Previous Assessed	\$485,112
Assessor Market Value	\$402,300

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.13
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 22, 2005	Resale	Grant Deed	\$355,000	\$314	\$284K
Aug 16, 2002	Recorded document	Grant Deed			
May 15, 2001	Resale	Grant Deed	\$150,909	\$134	\$148K
Oct 1, 1990	Resale	Grant Deed	\$130,500	\$115	\$130K
Jan 1, 1990	Resale	Grant Deed	\$133,000	\$118	
Dec 1, 1989	Non-arms-length	Trustees Deed	\$110,531	\$98	
Dec 1, 1989	Recorded document	Grant Deed			
Nov 1, 1989	Resale	Grant Deed	\$140,000	\$124	\$112K
Aug 1, 1989	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrace Elementary School	Elementary	KG–5	0.6 mi
Norte Vista High School	High	9–12	0.7 mi

Loma Vista Middle School	Middle	6–8	2.1 mi
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District: Alvord 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 92503

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K 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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