

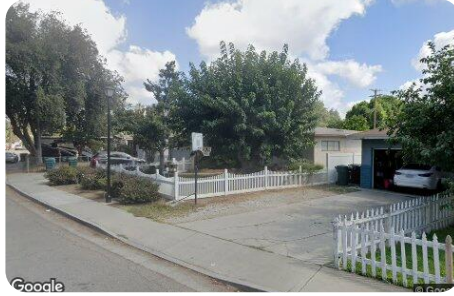
Single Family Residence

RESIDENTIAL

5854 NORMANDIE PL

RIVERSIDE, CA 92504

\$676,501 TopHap Estimate · \$430 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.3

BATHS

1,573 ft²

LIVING AREA

0.17 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

Pre-foreclosure (NTS)

Auction scheduled for Apr 29, 2025.

VALUATION

\$677K

\$651K low

\$702K high

Last Sale	\$148,000 · Jan 21, 2000
Est. Owner Equity	\$384,501
Loan-to-Value	42%

TAX & ASSESSMENT

Property Tax	\$2,590 (2025)
Assessed Value	\$231,989
Previous Assessed	\$227,441
Assessor Market Value	\$451,350

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 9, 2005	Financing	Intrafamily Transfer			\$248K
Jan 14, 2003	Quitclaim	Quit Claim Transfer			
Jan 21, 2000	Resale	Grant Deed	\$148,000	\$94	\$147K
Aug 2, 1999	Quitclaim	Quit Claim Transfer			

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	1.8 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

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K 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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