

Single Family Residence **RESIDENTIAL**

# 5754 VIA DOS CAMINOS

RIVERSIDE, CA 92504

**\$637,701** TopHap Estimate · \$363 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**1.8**

BATHS

**1,759 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1966**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$638K**

\$617K low

\$659K high

Last Sale

**\$140,000 · Mar 31, 1999**

Est. Owner Equity

**\$385,701**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,546 (2025) |
| Assessed Value        | \$227,997      |
| Previous Assessed     | \$223,528      |
| Assessor Market Value | \$487,260      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.15                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Mar 31, 1999 | Resale | Grant Deed | \$140,000 | \$80               | \$144K |

## ASSIGNED SCHOOLS

| SCHOOL                                       | LEVEL      | GRADES | DISTANCE |
|----------------------------------------------|------------|--------|----------|
| Mountain View Elementary School              | Elementary | KG–6   | 0.9 mi   |
| Central Middle School of Arts and Innovation | Middle     | 7–8    | 1.1 mi   |
| Poly High School                             | High       | 9–12   | 2.3 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>56,759</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|