

Single Family Residence **RESIDENTIAL**

5384 RUTLAND AVE

RIVERSIDE, CA 92503

\$553,776 TopHap Estimate · \$523 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,058 ft²

LIVING AREA

0.18 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$554K

\$543K low

\$565K high

Last Sale

\$102,500 · Oct 31, 2003

Est. Owner Equity

\$318,638

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$3,554 (2025)
Assessed Value	\$297,271
Previous Assessed	\$291,443
Assessor Market Value	\$394,380

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 23, 2007	Financing	Intrafamily Transfer			\$300K
Oct 31, 2003	Resale	Grant Deed	\$205,000	\$194	\$205K
Oct 31, 2003	Quitclaim	Quit Claim Transfer			
Oct 2, 1997	Resale	Grant Deed	\$87,000	\$82	\$87K
Feb 4, 1997	Resale	Grant Deed	\$48,000	\$45	\$48K
Feb 6, 1996	Non-arms-length	Grant Deed	\$42,872	\$41	
Oct 31, 1995	Non-arms-length	Trustees Deed	\$85,743	\$81	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wells Middle School	Middle	6–8	0.3 mi
Foothill Elementary School	Elementary	KG–5	0.4 mi
Norte Vista High School	High	9–12	1.1 mi

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
-------------------	----------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

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