

Condominium

RESIDENTIAL

5035 FASHION PL

RIVERSIDE, CA 92504

\$406,199 TopHap Estimate · \$310 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

1,312 ft²

LIVING AREA

2,614 ft²

LOT SIZE

1973

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$406K

\$343K low

\$470K high

Last Sale

\$38,000 · Apr 24, 1997

Est. Owner Equity

\$316,199

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$1,988 (2025)
Assessed Value	\$184,628
Previous Assessed	\$181,009
Assessor Market Value	\$200,610

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.06
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 22, 2005	Quitclaim	Quit Claim Transfer			\$75K
Jul 26, 2002	Quitclaim	Quit Claim Transfer			
Jul 26, 2002	Quitclaim	Quit Claim Transfer			
Jun 4, 2002	Quitclaim	Quit Claim Transfer			
Apr 24, 1997	Resale	Grant Deed	\$38,000	\$29	\$39K
May 23, 1996	Non-arms-length	Grant Deed	\$22,340	\$17	
Aug 29, 1995	Non-arms-length	Trustees Deed	\$44,678	\$34	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Middle School	Middle	7–8	0.2 mi
Mountain View Elementary School	Elementary	KG–6	0.4 mi
Ramona High School	High	9–12	1.1 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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