

Quadplex (4 Units, Any Combination)

RESIDENTIAL

6061 RUTLAND AVE

RIVERSIDE, CA 92503



3,000 ft²
LIVING AREA

0.38 ac
LOT SIZE

1945
YEAR BUILT

1
STORIES

VALUATION

Last Sale

\$1,600,000 · Dec 16, 2021

TAX & ASSESSMENT

Property Tax	\$10,602 (2025)
Assessed Value	\$865,945
Previous Assessed	\$848,966

PROPERTY FACTS

Property Type	Quadplex (4 Units, Any Combination)
Style	Quadrplex
County	RIVERSIDE

Lot (acres)	0.38
Construction	Wood (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 15, 2022	Financing	Grant Deed			
Dec 10, 2021	Resale	Grant Deed	\$1,600,000	\$533	\$548K
Jun 6, 1996	Resale	Grant Deed	\$119,000	\$40	\$116K
Apr 11, 1996	Non-arms-length	Grant Deed	\$31,000	\$10	\$33K
Sep 25, 1995	Non-arms-length	Trustees Deed	\$31,500	\$11	
Dec 1, 1988	Resale	Grant Deed	\$155,000	\$52	\$124K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlanza Elementary School	Elementary	KG–5	0.1 mi
Norte Vista High School	High	9–12	0.6 mi
Wells Middle School	Middle	6–8	0.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner