

Single Family Residence **RESIDENTIAL**

5874 VAL VISTA PL

RIVERSIDE, CA 92504

\$699,475 TopHap Estimate · \$345 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,026 ft²

LIVING AREA

0.22 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$699K

\$667K low

\$732K high

Last Sale

\$770,000 · Mar 23, 2017

Est. Owner Equity

\$182,629

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$5,021 (2025)
Assessed Value	\$455,754
Previous Assessed	\$446,819
Assessor Market Value	\$485,100

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.22
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 21, 2017	Resale	Grant Deed	\$770,000	\$380	\$378K
Oct 26, 2011	Resale	Grant Deed	\$240,000	\$118	\$234K
Oct 11, 2011	Foreclosure sale	Trustees Deed	\$178,000	\$88	
Jun 1, 2007	Recorded document	Grant Deed			
Apr 28, 2004	Resale	Grant Deed	\$355,000	\$175	\$284K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	0.6 mi
Sierra Middle School	Middle	7–8	0.8 mi
Ramona High School	High	9–12	1.7 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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