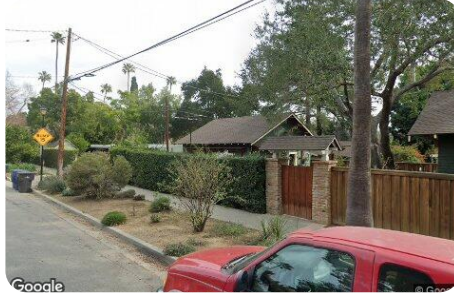


Single Family Residence **RESIDENTIAL**

**4495 6TH ST**

RIVERSIDE, CA 92501

**\$707,026** TopHap Estimate · \$372 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,901 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1914**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$707K**

**\$653K low**

**\$761K high**

Last Sale

**\$265,000 · Jul 7, 2011**

Est. Owner Equity

**\$512,026**

Loan-to-Value

**27%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,760 (2025) |
| Assessed Value        | \$339,493      |
| Previous Assessed     | \$332,838      |
| Assessor Market Value | \$562,680      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.18                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Dec 5, 2016  | Financing         | Intrafamily Transfer |           |                    | \$195K |
| Jun 16, 2011 | Resale            | Grant Deed           | \$265,000 | \$139              | \$212K |
| Sep 27, 2006 | Resale            | Grant Deed           | \$500,000 | \$263              | \$450K |
| Sep 18, 2002 | Recorded document | Grant Deed           |           |                    |        |
| Oct 17, 1997 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Apr 28, 1994 | Resale            | Grant Deed           | \$168,000 | \$88               | \$171K |

## ASSIGNED SCHOOLS

| SCHOOL                                       | LEVEL      | GRADES | DISTANCE |
|----------------------------------------------|------------|--------|----------|
| Bryant School of Arts and Innovation         | Elementary | KG–6   | 0.2 mi   |
| Central Middle School of Arts and Innovation | Middle     | 7–8    | 1.2 mi   |
| Poly High School                             | High       | 9–12   | 2.7 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 92501

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>98</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>22,671</b><br>POPULATION | <b>\$69K</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> |
|-----------|-----------------------|