

Single Family Residence **RESIDENTIAL**

7450 KINGDOM DR

RIVERSIDE, CA 92506

\$1,769,303 TopHap Estimate · \$425 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

4,166 ft²

LIVING AREA

2 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1.8M

\$1.6M low

\$2M high

Last Sale

\$1,260,000 · Jun 21, 2016

Est. Owner Equity

\$969,303

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$16,550 (2025)
Assessed Value	\$1,521,410
Previous Assessed	\$1,491,580
Assessor Market Value	\$1,630,440

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 22, 2022	Financing	Intrafamily Transfer			
Apr 27, 2016	Resale	Grant Deed	\$1,260,000	\$302	\$800K
Apr 2, 2015	Financing	Intrafamily Transfer			\$751K
Apr 28, 2008	Quitclaim	Quit Claim Transfer			
Feb 23, 2007	Resale	Grant Deed	\$960,000	\$230	\$768K
Jan 31, 2005	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Washington Elementary School	Elementary	KG–6	2.1 mi
Matthew Gage Middle School	Middle	7–8	2.1 mi
Poly High School	High	9–12	2.5 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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