

Single Family Residence **RESIDENTIAL**

# 6830 NEIL ST

RIVERSIDE, CA 92504

**\$491,607** TopHap Estimate · \$490 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,003 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1960**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$492K**

**\$438K low**

**\$545K high**

Last Sale

**\$70,000 · Mar 16, 1998**

Est. Owner Equity

**\$401,607**

Loan-to-Value

**19%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,229 (2025) |
| Assessed Value        | \$113,964      |
| Previous Assessed     | \$111,730      |
| Assessor Market Value | \$250,830      |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|---------------------|----------|--------------------|-------|
| May 2, 2020  | Quitclaim | Quit Claim Transfer |          |                    |       |
| Mar 16, 1998 | Resale    | Grant Deed          | \$70,000 | \$70               | \$70K |
| Dec 24, 1996 | Quitclaim | Quit Claim Transfer |          |                    |       |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| John Adams Elementary School | Elementary | KG–6   | 0.3 mi   |
| Ramona High School           | High       | 9–12   | 1.4 mi   |
| Sierra Middle School         | Middle     | 7–8    | 1.5 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 92504

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>56,759</b><br>POPULATION | <b>\$80K</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> |
|-----------|-----------------------|