

Single Family Residence **RESIDENTIAL**

7490 CHATEAU RIDGE LN

RIVERSIDE, CA 92506

\$1,442,978 TopHap Estimate · \$316 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

4

BATHS

4,565 ft²

LIVING AREA

1.24 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.6M high

Last Sale

\$827,500 · Feb 9, 2017

Est. Owner Equity

\$780,978

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$10,648 (2025)
Assessed Value	\$979,586
Previous Assessed	\$960,380
Assessor Market Value	\$1,113,480

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
Dec 29, 2016	Resale	Grant Deed	\$827,500	\$181	\$662K
Jun 3, 2016	Quitclaim	Quit Claim Transfer			\$70K
Jul 30, 2013	Resale	Grant Deed	\$875,000	\$192	
Mar 16, 2001	Resale	Grant Deed	\$646,000	\$142	\$415K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Washington Elementary School	Elementary	KG–6	1.9 mi
Matthew Gage Middle School	Middle	7–8	2.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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