

Single Family Residence **RESIDENTIAL**

7300 CHATEAU RIDGE LN

RIVERSIDE, CA 92506

\$2,431,680 TopHap Estimate · \$397 / ft² · confidence 91 · as of Jun 23, 2026



6

BEDS

6.3

BATHS

6,129 ft²

LIVING AREA

0.84 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$2.4M

\$2.2M low

\$2.7M high

Last Sale

\$2,400,000 · Jul 23, 2024

Est. Owner Equity

\$0

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$26,730 (2025)
Assessed Value	\$2,447,999
Previous Assessed	\$2,400,000
Assessor Market Value	\$1,421,190

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.84
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
Jul 17, 2024	Financing	Intrafamily Transfer			
Jul 16, 2024	Resale	Grant Deed	\$2,400,000	\$392	\$1.7M
Jan 25, 2022	Resale	Grant Deed	\$1,625,000	\$265	
Mar 19, 2020	Quitclaim	Quit Claim Transfer			
Feb 6, 2020	Resale	Grant Deed	\$1,799,000	\$294	\$1.3M
Jul 28, 2006	Resale	Grant Deed	\$1,600,000	\$261	\$600K
Jun 5, 2006	Non-arms-length	Trustees Deed	\$695,000	\$113	
Jan 16, 2002	Resale	Grant Deed	\$915,455	\$149	\$641K
Jan 16, 2002	Quitclaim	Quit Claim Transfer			
Jul 6, 2000	Resale	Grant Deed	\$660,000	\$108	\$660K
Apr 27, 1999	Financing	Grant Deed			\$578K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Washington Elementary School	Elementary	KG–6	1.8 mi
Matthew Gage Middle School	Middle	7–8	1.8 mi
Poly High School	High	9–12	2.2 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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