

Single Family Residence **RESIDENTIAL**

4530 BEATTY DR

RIVERSIDE, CA 92506

\$571,106 TopHap Estimate · \$412 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1.8

BATHS

1,386 ft²

LIVING AREA

0.17 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$571K

\$531K low

\$611K high

Last Sale

\$560,000 · Oct 24, 2025

Est. Owner Equity

\$571,106

TAX & ASSESSMENT

Property Tax	\$760 (2025)
Assessed Value	\$559,900
Previous Assessed	\$69,535
Assessor Market Value	\$568,080

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 30, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Oct 20, 2025	Resale	Grant Deed	\$560,000	\$404	
Dec 20, 2006	Quitclaim	Quit Claim Transfer			
Dec 20, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Middle School	Middle	7–8	0.6 mi
Pachappa Elementary School	Elementary	KG–6	0.8 mi
Ramona High School	High	9–12	1.3 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	Absentee owner
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