

Single Family Residence **RESIDENTIAL**

4360 WATKINS DR

RIVERSIDE, CA 92507

\$769,576 TopHap Estimate · \$368 / ft² · confidence 96 · as of Jul 14, 2026



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BEDS

2.5

BATHS

2,090 ft²

LIVING AREA

0.42 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$770K

\$737K low

\$802K high

Last Sale

\$768,000 · Jun 9, 2026

Est. Owner Equity

\$329,576

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$2,501 (2025)
Assessed Value	\$230,874
Previous Assessed	\$226,348
Assessor Market Value	\$489,780

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.42
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 27, 2026	Resale	Grant Deed	\$768,000	\$367	\$440K
Aug 14, 1996	Resale	Grant Deed	\$139,000	\$67	\$118K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highland Elementary School	Elementary	KG–6	1.3 mi
University Heights Middle School	Middle	7–8	1.7 mi
John W. North High School	High	9–12	1.9 mi

District: Riverside Unified School District



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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 92507

112 CRIME INDEX	105 AIR POLLUTION	64,491 POPULATION	\$66K MEDIAN IN- COME	63°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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