

Single Family Residence **RESIDENTIAL**

4530 WATKINS DR

RIVERSIDE, CA 92507

\$690,182 TopHap Estimate · \$393 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,756 ft²

LIVING AREA

0.63 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$690K

\$659K low

\$721K high

Last Sale

\$680,000 · Dec 17, 2025

Est. Owner Equity

\$22,499

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$5,292 (2025)
Assessed Value	\$680,000
Previous Assessed	\$477,885

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.63
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 19, 2025	Resale	Grant Deed	\$680,000	\$387	\$668K
Feb 2, 2018	Resale	Grant Deed	\$210,000	\$120	
Nov 7, 2003	Financing	Grant Deed			\$209K
Aug 25, 1995	Resale	Grant Deed	\$147,000	\$84	\$146K
Jun 30, 1994	Non-arms-length	Grant Deed	\$520,000	\$296	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highland Elementary School	Elementary	KG–6	1.5 mi
University Heights Middle School	Middle	7–8	1.9 mi
John W. North High School	High	9–12	2.1 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 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	Owner occupied
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