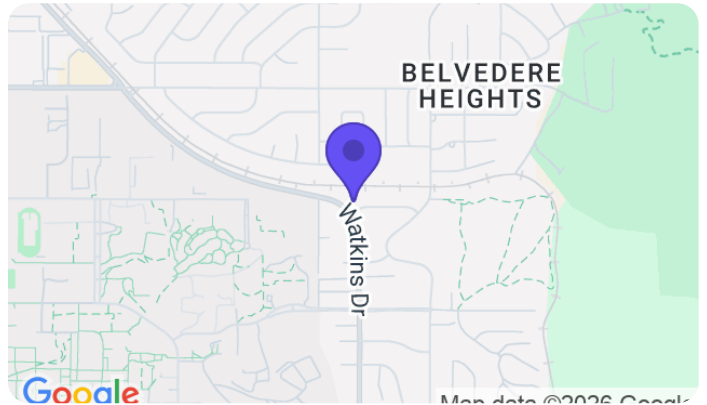
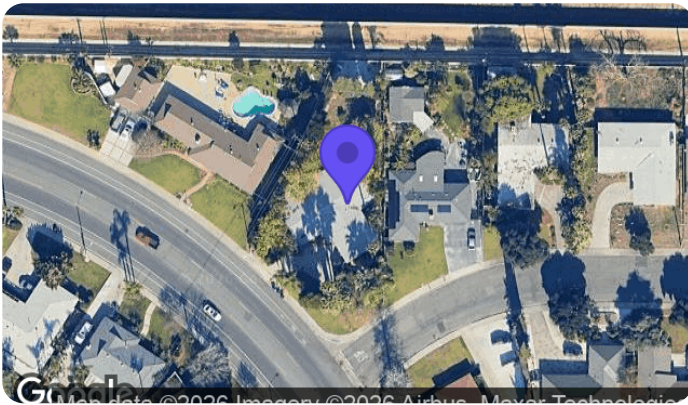
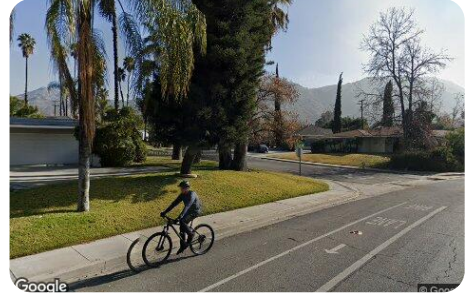


Single Family Residence **RESIDENTIAL**

3540 WATKINS DR

RIVERSIDE, CA 92507

\$683,582 TopHap Estimate · \$391 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

1.8
BATHS

1,747 ft²
LIVING AREA

0.29 ac
LOT SIZE

1957
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$684K

\$644K low

\$723K high

Last Sale

\$675,000 · Jan 8, 2026

Est. Owner Equity

\$683,582

TAX & ASSESSMENT

Property Tax	\$5,388 (2025)
Assessed Value	\$489,146
Previous Assessed	\$479,556
Assessor Market Value	\$531,090

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.29
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

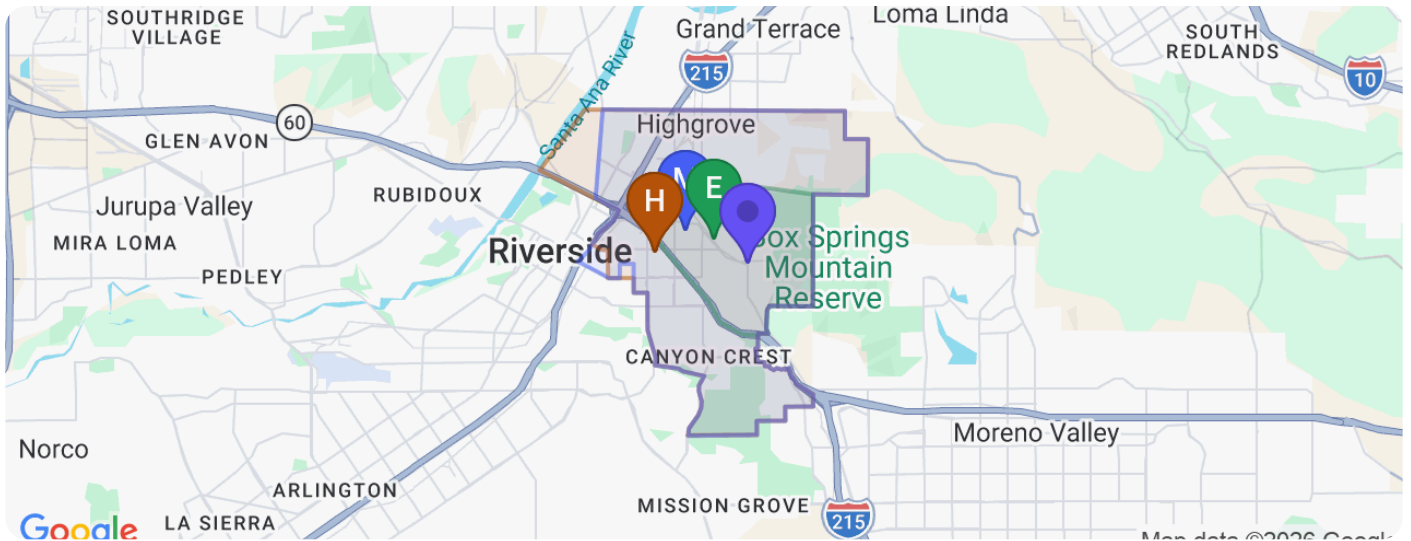
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 7, 2025	Resale	Grant Deed	\$675,000	\$386	
Jun 12, 2018	Resale	Grant Deed	\$430,000	\$246	
Jul 28, 2016	Resale	Grant Deed	\$375,000	\$215	
Aug 1, 1989	Resale	Grant Deed	\$135,000	\$77	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highland Elementary School	Elementary	KG–6	0.8 mi
University Heights Middle School	Middle	7–8	1.3 mi
John W. North High School	High	9–12	1.7 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	Absentee owner
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