

Single Family Residence **RESIDENTIAL**

# 6739 NEW RIDGE DR

RIVERSIDE, CA 92506

**\$849,484** TopHap Estimate · \$391 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,172 ft<sup>2</sup>**

LIVING AREA

**0.55 ac**

LOT SIZE

**1989**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$849K**

\$809K low

\$890K high

Last Sale

**\$800,000 · May 26, 2023**

Est. Owner Equity

**\$0**

Loan-to-Value

**160%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,215 (2025) |
| Assessed Value        | \$848,965      |
| Previous Assessed     | \$832,320      |
| Assessor Market Value | \$623,160      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.55                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Sep 3, 2025  | Financing | Intrafamily Transfer |           |                    | \$610K |
| May 1, 2023  | Resale    | Grant Deed           | \$800,000 | \$368              | \$800K |
| Mar 7, 2014  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Dec 24, 1998 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Aug 23, 1993 | Resale    | Grant Deed           | \$183,000 | \$84               | \$169K |
| Sep 1, 1989  | Resale    | Grant Deed           | \$186,000 | \$86               | \$130K |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| William Howard Taft Elementary School | Elementary | KG–6   | 0.1 mi   |
| Amelia Earhart Middle School          | Middle     | 7–8    | 3.0 mi   |
| Martin Luther King High School        | High       | 9–12   | 3.1 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 92506

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>65</div> <div>CRIME INDEX</div> | <div>104</div> <div>AIR POLLUTION</div> | <div>47,695</div> <div>POPULATION</div> | <div>\$109K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|