

Single Family Residence **RESIDENTIAL**

6401 MERLIN DR

RIVERSIDE, CA 92506

\$754,067 TopHap Estimate · \$399 / ft² · confidence 90 · as of Jul 14, 2026

4
BEDS

1.8
BATHS

1,892 ft²
LIVING AREA

0.32 ac
LOT SIZE

1973
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$754K

\$677K low

\$831K high

Last Sale

\$655,000 · Mar 30, 2023

Est. Owner Equity

\$754,067

TAX & ASSESSMENT

Property Tax	\$7,628 (2025)
Assessed Value	\$695,090
Previous Assessed	\$681,462
Assessor Market Value	\$572,850

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.32
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 8, 2023	Resale	Grant Deed	\$655,000	\$346	
Apr 30, 2008	Quitclaim	Quit Claim Transfer			
Nov 1, 1990	Quitclaim	Quit Claim Transfer			\$64K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matthew Gage Middle School	Middle	7–8	0.4 mi
Victoria Elementary School	Elementary	KG–6	0.7 mi
Poly High School	High	9–12	1.1 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

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	Owner occupied
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