

Single Family Residence **RESIDENTIAL**

6410 MERLIN DR

RIVERSIDE, CA 92506

\$807,458 TopHap Estimate · \$368 / ft² · confidence 90 · as of Jul 14, 2026

4

BEDS

2.5

BATHS

2,196 ft²

LIVING AREA

0.29 ac

LOT SIZE

1974

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$807K

\$725K low

\$889K high

Last Sale

\$220,000 · Sep 26, 1994

Est. Owner Equity

\$487,458

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax

\$4,167 (2025)

Assessed Value

\$376,887

Previous Assessed

\$369,498

Assessor Market Value

\$641,520

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.29
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 26, 1994	Resale	Grant Deed	\$220,000	\$100	\$202K

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	1.2 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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