

Single Family Residence **RESIDENTIAL**

6420 MERLIN DR

RIVERSIDE, CA 92506

\$888,664 TopHap Estimate · \$331 / ft² · confidence 96 · as of Jul 14, 2026

4
BEDS

2
BATHS

2,685 ft²
LIVING AREA

0.5 ac
LOT SIZE

1985
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$889K

\$850K low

\$927K high

Last Sale

\$60,000 · Dec 29, 1995

Est. Owner Equity

\$626,664

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax

\$4,310 (2025)

Assessed Value

\$397,214

Previous Assessed

\$389,426

Assessor Market Value

\$667,530

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.50
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 12, 2024	Financing	Intrafamily Transfer			
Nov 12, 2024	Financing	Affidavit Of Death Of Joint Tenant			

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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