

Single Family Residence **RESIDENTIAL**

6430 MERLIN DR

RIVERSIDE, CA 92506

\$845,398 TopHap Estimate · \$370 / ft² · confidence 96 · as of Jul 14, 2026

4

BEDS

2.5

BATHS

2,282 ft²

LIVING AREA

0.46 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$845K

\$809K low

\$882K high

Est. Owner Equity

\$429,398

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$3,963 (2025)
Assessed Value	\$365,292
Previous Assessed	\$358,131
Assessor Market Value	\$619,380

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.46
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
Oct 12, 2016	Quitclaim	Quit Claim Transfer			
Apr 14, 2000	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matthew Gage Middle School	Middle	7–8	0.4 mi
Victoria Elementary School	Elementary	KG–6	0.8 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
--------------------------	-----------------------------	-----------------------------	-------------------------------------	-------------------------	------------------------

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

OWNERSHIP

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