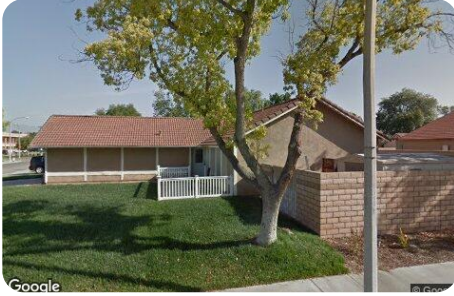


Single Family Residence **RESIDENTIAL**

# 6522 FARMINGTON DR

RIVERSIDE, CA 92504

**\$574,791** TopHap Estimate · \$499 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**1.8**

BATHS

**1,153 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1983**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$575K**

\$545K low

\$604K high

Last Sale

**\$295,000 · Mar 7, 2016**

Est. Owner Equity

**\$294,791**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,864 (2025) |
| Assessed Value        | \$356,196      |
| Previous Assessed     | \$349,212      |
| Assessor Market Value | \$397,530      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Feb 10, 2016 | Resale    | Grant Deed          | \$295,000 | \$256              | \$280K |
| Feb 10, 2016 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jan 28, 2000 | Resale    | Grant Deed          | \$120,000 | \$104              | \$120K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Mountain View Elementary School | Elementary | KG–6   | 0.4 mi   |
| Sierra Middle School            | Middle     | 7–8    | 0.4 mi   |
| Ramona High School              | High       | 9–12   | 1.0 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 92504

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>56,759</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|