

Single Family Residence **RESIDENTIAL**

# 6974 NEW RIDGE DR

RIVERSIDE, CA 92506

**\$799,674** TopHap Estimate · \$344 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



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**4**

BEDS

**2.8**

BATHS

**2,323 ft<sup>2</sup>**

LIVING AREA

**0.46 ac**

LOT SIZE

**1989**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$800K**

\$771K low

\$828K high

Last Sale

**\$770,000 · Nov 15, 2024**

Est. Owner Equity

**\$145,259**

Loan-to-Value

**82%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,600 (2025) |
| Assessed Value        | \$785,297      |
| Previous Assessed     | \$769,900      |
| Assessor Market Value | \$740,340      |

## 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          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Oct 17, 2024 | Resale    | Grant Deed           | \$770,000 | \$331              | \$654K |
| Jun 8, 2020  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Jun 8, 2020  | Financing | Intrafamily Transfer |           |                    | \$129K |
| May 20, 2009 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| May 20, 2009 | Quitclaim | Quit Claim Transfer  |           |                    | \$212K |
| Oct 18, 1995 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Aug 24, 1994 | Resale    | Grant Deed           | \$210,000 | \$90               | \$189K |
| Apr 1, 1990  | Resale    | Grant Deed           | \$200,000 | \$86               | \$110K |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| William Howard Taft Elementary School | Elementary | KG–6   | 0.3 mi   |
| Amelia Earhart Middle School          | Middle     | 7–8    | 2.7 mi   |
| Martin Luther King High School        | High       | 9–12   | 2.8 mi   |

District: Riverside Unified School District



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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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>47,695</b><br>POPULATION | <b>\$109K</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 | Owner occupied |
|-----------|----------------|