

Single Family Residence **RESIDENTIAL**

6452 RIVERSIDE AVE

RIVERSIDE, CA 92506

\$944,086 TopHap Estimate · \$403 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,342 ft²

LIVING AREA

0.25 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$944K

\$915K low

\$973K high

Last Sale

\$1,330,000 · Sep 3, 2021

Est. Owner Equity

\$285,447

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$7,820 (2025)
Assessed Value	\$719,815
Previous Assessed	\$705,702
Assessor Market Value	\$585,990

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.25
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 2, 2021	Resale	Grant Deed	\$665,000	\$284	\$548K
Apr 13, 2021	Resale	Grant Deed	\$439,500	\$188	\$436K
Aug 19, 2009	Resale	Grant Deed	\$247,000	\$105	\$242K
Nov 3, 2008	Non-arms-length	Trustees Deed	\$199,027	\$85	
Mar 19, 2004	Quitclaim	Quit Claim Transfer			\$296K
Jun 1, 1990	Resale	Grant Deed	\$7,000	\$3	\$5K
Jul 1, 1989	Recorded document	Trustees Deed			
Jul 1, 1989	Resale	Trustees Deed	\$217,000	\$93	\$174K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pachappa Elementary School	Elementary	KG–6	0.5 mi
Poly High School	High	9–12	1.1 mi
Central Middle School of Arts and Innovation	Middle	7–8	1.6 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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