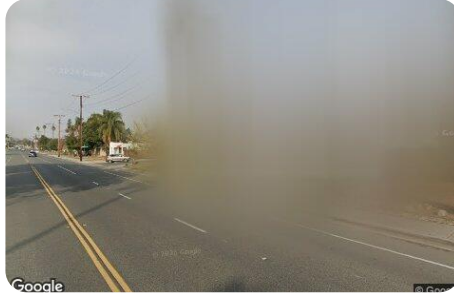


Single Family Residence **RESIDENTIAL**

# 6450 RIVERSIDE AVE

RIVERSIDE, CA 92506

**\$330,613** TopHap Estimate · \$230 / ft² · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**1.8**

BATHS

**1,437 ft²**

LIVING AREA

**0.24 ac**

LOT SIZE

**1957**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$331K**

\$318K low

\$344K high

Est. Owner Equity

**\$0**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,188 (2025)</b> |
| Assessed Value        | <b>\$378,809</b>      |
| Previous Assessed     | <b>\$371,383</b>      |
| Assessor Market Value | <b>\$420,210</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| Style         | <b>Traditional/Old</b>         |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.24</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Rock / Gravel</b>           |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Detached</b>        |
| Pool          | <b>Yes</b>                     |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|---------------------|-----------|--------------------|--------|
| <b>Jan 4, 2017</b>  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Nov 14, 2016</b> | Quitclaim         | Quit Claim Transfer |           |                    | \$314K |
| <b>Nov 16, 2016</b> | Resale            | Grant Deed          | \$320,000 | \$223              |        |
| <b>Sep 18, 2007</b> | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>May 9, 2003</b>  | Resale            | Grant Deed          | \$209,091 | \$146              | \$167K |
| <b>Nov 8, 2002</b>  | Resale            | Grant Deed          | \$160,000 | \$111              |        |
| <b>Apr 9, 2002</b>  | Non-arms-length   | Trustees Deed       | \$132,646 | \$92               |        |
| <b>Dec 31, 1996</b> | Recorded document | Grant Deed          |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| <b>Pachappa Elementary School</b> | Elementary | KG–6   | 0.5 mi   |
| <b>Poly High School</b>           | 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.

NEIGHBORHOOD · ZIP 92506

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>65</div> <div>CRIME INDEX</div> | <div>104</div> <div>AIR POLLUTION</div> | <div>47,695</div> <div>POPULATION</div> | <div>\$109K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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