

Single Family Residence **RESIDENTIAL**

1620 DUSTIN PL

RIVERSIDE, CA 92506

\$1,265,937 TopHap Estimate · \$356 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,553 ft²

LIVING AREA

0.53 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

Pre-foreclosure (NOD)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale	\$1,170,000 · May 7, 2025
Est. Owner Equity	\$329,937
Loan-to-Value	75%

TAX & ASSESSMENT

Property Tax	\$13,609 (2025)
Assessed Value	\$1,193,399
Previous Assessed	\$1,220,387
Assessor Market Value	\$1,009,890

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.53
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
Apr 24, 2025	Financing	Intrafamily Transfer			
Apr 11, 2025	Resale	Grant Deed	\$1,170,000	\$329	\$936K
Oct 21, 2021	Financing	Intrafamily Transfer			
Oct 15, 2021	Resale	Grant Deed	\$1,150,000	\$324	\$855K
Feb 24, 2003	Resale	Grant Deed	\$550,000	\$155	\$413K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matthew Gage Middle School	Middle	7–8	2.0 mi
Victoria Elementary School	Elementary	KG–6	2.4 mi
Poly High School	High	9–12	2.9 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

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

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 OWNERSHIP

Occupancy

Owner occupied