

Single Family Residence **RESIDENTIAL**

6018 RIVERSIDE AVE

RIVERSIDE, CA 92506

\$560,487 TopHap Estimate · \$534 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,050 ft²

LIVING AREA

0.18 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$560K

\$547K low

\$574K high

Last Sale

\$529,000 · May 11, 2022

Est. Owner Equity

\$58,365

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$6,291 (2025)
Assessed Value	\$572,122
Previous Assessed	\$560,905
Assessor Market Value	\$455,850

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 6, 2022	Resale	Grant Deed	\$529,000	\$504	\$502K
Jul 26, 1996	Resale	Trustees Deed	\$76,000	\$72	\$75K
Jul 26, 1996	Quitclaim	Quit Claim Transfer			
Sep 13, 1995	Non-arms-length	Trustees Deed	\$95,514	\$91	
Jan 1, 1989	Resale	Grant Deed	\$89,000	\$85	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pachappa Elementary School	Elementary	KG–6	0.3 mi
Central Middle School of Arts and Innovation	Middle	7–8	0.8 mi
Poly High School	High	9–12	1.3 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

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.

OWNERSHIP

Occupancy	Owner occupied
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