

Single Family Residence **RESIDENTIAL**

# 7575 KINGDOM DR

RIVERSIDE, CA 92506

**\$1,621,039** TopHap Estimate · \$352 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**4,602 ft<sup>2</sup>**

LIVING AREA

**1.4 ac**

LOT SIZE

**2007**

YEAR BUILT

**1**

STORIES

**5**

PARKING

## VALUATION

**\$1.6M**

\$1.4M low

\$1.8M high

Last Sale

**\$950,000 · May 14, 2013**

Est. Owner Equity

**\$1,421,039**

Loan-to-Value

**11%**

## TAX & ASSESSMENT

|                       |                        |
|-----------------------|------------------------|
| Property Tax          | <b>\$13,006 (2025)</b> |
| Assessed Value        | <b>\$1,193,237</b>     |
| Previous Assessed     | <b>\$1,169,841</b>     |
| Assessor Market Value | <b>\$1,653,030</b>     |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Tile</b>                    |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Attached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|----------------------|-----------|--------------------|--------|
| <b>Jul 21, 2022</b> | Financing | Intrafamily Transfer |           |                    |        |
| <b>Jan 18, 2021</b> | Financing | Intrafamily Transfer |           |                    |        |
| <b>Jun 25, 2015</b> | Quitclaim | Quit Claim Transfer  |           |                    |        |
| <b>Apr 4, 2013</b>  | Resale    | Grant Deed           | \$950,000 | \$206              | \$200K |
| <b>Jun 1, 2012</b>  | Quitclaim | Quit Claim Transfer  |           |                    | \$395K |
| <b>Jul 20, 2010</b> | Quitclaim | Quit Claim Transfer  |           |                    |        |
| <b>Feb 21, 2008</b> | Resale    | Grant Deed           | \$847,500 | \$184              | \$417K |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| <b>George Washington Elementary School</b> | Elementary | KG–6   | 2.0 mi   |
| <b>Matthew Gage Middle School</b>          | Middle     | 7–8    | 2.1 mi   |
| <b>Poly High School</b>                    | High       | 9–12   | 2.5 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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 | <b>Owner occupied</b> |
|-----------|-----------------------|