

Single Family Residence **RESIDENTIAL**

# 6831 EAGLE ROCK DR

RIVERSIDE, CA 92505

**\$635,657** TopHap Estimate · \$431 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**  
BEDS

**2**  
BATHS

**1,476 ft<sup>2</sup>**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**1977**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$636K**

\$600K low

\$671K high

Last Sale

**\$45,000 · Jan 27, 1998**

Est. Owner Equity

**\$505,657**

Loan-to-Value

**20%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,766 (2025) |
| Assessed Value        | \$224,726      |
| Previous Assessed     | \$220,320      |
| Assessor Market Value | \$299,070      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Jul 11, 2020 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Oct 8, 2016  | Financing | Intrafamily Transfer |           |                    | \$106K |
| Aug 12, 2002 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Jan 27, 1998 | Resale    | Grant Deed           | \$90,000  | \$61               | \$90K  |
| Jun 10, 1992 | Resale    | Grant Deed           | \$125,500 | \$85               | \$127K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Norte Vista High School            | High       | 9–12   | 0.4 mi   |
| Rosemary Kennedy Elementary School | Elementary | KG–5   | 0.7 mi   |
| Loma Vista Middle School           | Middle     | 6–8    | 1.2 mi   |

District: Alvord 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 92505

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>68</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>53,012</b><br>POPULATION | <b>\$74K</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> |
|-----------|-----------------------|