

Single Family Residence **RESIDENTIAL**

706 PINNACLE RIDGE RD

RIVERSIDE, CA 92506

\$2,106,953 TopHap Estimate · \$457 / ft² · confidence 89 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,613 ft²
LIVING AREA

0.64 ac
LOT SIZE

2000
YEAR BUILT

2
STORIES

4
PARKING

VALUATION

\$2.1M

\$1.9M low

\$2.3M high

Last Sale

\$1,600,000 · Dec 1, 2004

Est. Owner Equity

\$1,530,953

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$21,905 (2025)
Assessed Value	\$1,975,000
Previous Assessed	\$2,143,645
Assessor Market Value	\$1,808,100

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.64
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
Dec 1, 2004	Resale	Grant Deed	\$1,600,000	\$347	\$200K
Dec 12, 2002	Quitclaim	Quit Claim Transfer			
May 10, 2000	Quitclaim	Quit Claim Transfer			
Dec 3, 1999	Quitclaim	Quit Claim Transfer			
Dec 3, 1999	Resale	Trustees Deed	\$260,000	\$56	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Washington Elementary School	Elementary	KG–6	1.7 mi
Matthew Gage Middle School	Middle	7–8	1.7 mi
Poly High School	High	9–12	2.2 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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