

Single Family Residence **RESIDENTIAL**

7260 CHATEAU RIDGE LN

RIVERSIDE, CA 92506

\$2,284,540 TopHap Estimate · \$350 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

5.3
BATHS

6,531 ft²
LIVING AREA

1.23 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$2.3M

\$2.1M low

\$2.5M high

Last Sale

\$340,000 · Jan 8, 2004

Est. Owner Equity

\$752,540

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$22,143 (2025)
Assessed Value	\$2,026,359
Previous Assessed	\$1,986,628
Assessor Market Value	\$1,485,540

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
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
Nov 30, 2004	Financing	Trustees Deed			\$1.2M
Jan 8, 2004	Resale	Grant Deed	\$340,000	\$52	\$220K
May 31, 2000	Resale	Grant Deed	\$4,896,000	\$750	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Washington Elementary School	Elementary	KG–6	1.8 mi
Matthew Gage Middle School	Middle	7–8	1.8 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	Absentee owner
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