

Single Family Residence **RESIDENTIAL**

6712 RIDGESIDE DR

RIVERSIDE, CA 92506

\$741,631 TopHap Estimate · \$390 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,901 ft²

LIVING AREA

0.34 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$742K

\$695K low

\$789K high

Est. Owner Equity

\$261,631

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$3,015 (2025)
Assessed Value	\$450,757
Previous Assessed	\$441,919
Assessor Market Value	\$623,430

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.34
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
Mar 16, 2023	Financing	Intrafamily Transfer			
Jun 29, 2012	Quitclaim	Quit Claim Transfer			\$317K
Jan 30, 2009	Resale	Grant Deed	\$340,000	\$179	\$334K
Nov 15, 2002	Resale	Grant Deed	\$270,000	\$142	\$120K
Nov 1, 1989	Resale	Grant Deed	\$15,454	\$8	\$153K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
William Howard Taft Elementary School	Elementary	KG–6	0.1 mi
Amelia Earhart Middle School	Middle	7–8	3.1 mi
Martin Luther King High School	High	9–12	3.1 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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