

Single Family Residence **RESIDENTIAL**

# 721 PINNACLE RIDGE RD

RIVERSIDE, CA 92506

**\$2,652,141** TopHap Estimate · \$386 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026



**4**

BEDS

**4.8**

BATHS

**6,870 ft<sup>2</sup>**

LIVING AREA

**1.07 ac**

LOT SIZE

**2001**

YEAR BUILT

**2**

STORIES

**4**

PARKING

## VALUATION

**\$2.7M**

**\$2.2M low**

**\$3.1M high**

Last Sale

**\$725,000 · May 26, 2010**

Est. Owner Equity

**\$2,652,141**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$21,319 (2025) |
| Assessed Value        | \$1,960,652     |
| Previous Assessed     | \$1,922,209     |
| Assessor Market Value | \$2,292,480     |

## 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 <sup>2</sup> | LOAN |
|--------------|-------------------|---------------------|-------------|--------------------|------|
| May 24, 2010 | Non-arms-length   | Grant Deed          | \$725,000   | \$106              |      |
| Mar 16, 2006 | Quitclaim         | Quit Claim Transfer |             |                    |      |
| Jun 30, 2003 | Recorded document | Grant Deed          |             |                    |      |
| Apr 3, 2002  | Resale            | Grant Deed          | \$1,247,500 | \$182              |      |
| Apr 3, 2002  | Recorded document | Grant Deed          |             |                    |      |
| Feb 23, 2001 | Recorded document | Grant Deed          |             |                    |      |
| May 31, 2000 | Resale            | Grant Deed          | \$4,896,000 | \$713              |      |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|