

Single Family Residence **RESIDENTIAL**

5164 BEATTY DR

RIVERSIDE, CA 92504

\$675,244 TopHap Estimate · \$459 / ft² · confidence 97 · as of Jul 14, 2026

4
BEDS

1.8
BATHS

1,470 ft²
LIVING AREA

0.16 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$675K

\$653K low

\$698K high

Last Sale

\$585,000 · Sep 14, 2022

Est. Owner Equity

\$107,794

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax

\$6,820 (2025)

Assessed Value

\$620,805

Previous Assessed

\$608,634

Assessor Market Value

\$452,790

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.16
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
Aug 24, 2022	Resale	Grant Deed	\$585,000	\$398	\$567K
Mar 1, 2017	Resale	Grant Deed	\$359,000	\$244	\$352K
Apr 11, 2017	Quitclaim	Quit Claim Transfer			
Aug 23, 2002	Resale	Grant Deed	\$192,500	\$131	\$186K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Middle School	Middle	7–8	0.3 mi
Mountain View Elementary School	Elementary	KG–6	0.4 mi
Ramona High School	High	9–12	1.0 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 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K 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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