

Single Family Residence

RESIDENTIAL

6005 HAMILTON DR

RIVERSIDE, CA 92506

\$647,791 TopHap Estimate · \$385 / ft² · confidence 95 · as of Jul 14, 2026

5

BEDS

1.8

BATHS

1,684 ft²

LIVING AREA

0.16 ac

LOT SIZE

1951

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$648K

\$617K low

\$678K high

Last Sale

\$415,000 · Nov 21, 2018

Est. Owner Equity

\$604,025

Loan-to-Value

7%

TAX & ASSESSMENT

Property Tax	\$5,938 (2025)
Assessed Value	\$539,716
Previous Assessed	\$529,134
Assessor Market Value	\$476,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 30, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Nov 20, 2018	Resale	Grant Deed	\$415,000	\$246	\$407K
Nov 20, 2018	Quitclaim	Quit Claim Transfer			
Dec 15, 2017	Resale	Grant Deed	\$310,000	\$184	\$264K
Oct 1, 2009	Resale	Grant Deed	\$203,000	\$121	\$199K
Oct 1, 2009	Recorded document	Grant Deed			
Jun 18, 2009	Non-arms-length	Trustees Deed	\$183,600	\$109	
Feb 6, 2007	Financing	Grant Deed			\$344K
Sep 6, 2006	Quitclaim	Quit Claim Transfer			
Oct 25, 2005	Resale	Grant Deed	\$350,000	\$208	\$280K
Oct 1, 1989	Resale	Grant Deed	\$130,000	\$77	\$104K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pachappa Elementary School	Elementary	KG–6	0.3 mi
Central Middle School of Arts and Innovation	Middle	7–8	0.8 mi
Poly High School	High	9–12	1.3 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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