

Single Family Residence **RESIDENTIAL**

# 6752 MISTY RIDGE DR

RIVERSIDE, CA 92505

**\$693,897** TopHap Estimate · \$446 / ft² · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,555 ft²**

LIVING AREA

**0.47 ac**

LOT SIZE

**1989**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$694K**

\$663K low

\$724K high

Last Sale

**\$212,000 · Oct 2, 2001**

Est. Owner Equity

**\$529,476**

Loan-to-Value

**24%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,372 (2025) |
| Assessed Value        | \$689,783      |
| Previous Assessed     | \$676,259      |
| Assessor Market Value | \$501,480      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.47                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Mar 20, 2025 | Financing | Intrafamily Transfer |           |                    |        |
| Oct 2, 2001  | Resale    | Grant Deed           | \$212,000 | \$136              | \$170K |
| Nov 1, 1989  | Resale    | Grant Deed           | \$151,000 | \$97               | \$121K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rosemary Kennedy Elementary School | Elementary | KG–5   | 0.4 mi   |
| Loma Vista Middle School           | Middle     | 6–8    | 0.5 mi   |
| Norte Vista High School            | High       | 9–12   | 1.2 mi   |

District: Alvord 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 92505

|                   |                      |                      |                         |                  |                 |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|
| 68<br>CRIME INDEX | 108<br>AIR POLLUTION | 53,012<br>POPULATION | \$74K<br>MEDIAN IN-COME | 64°F<br>AVG TEMP | 68%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|