

Single Family Residence **RESIDENTIAL**

5194 BEATTY DR

RIVERSIDE, CA 92504

\$692,972 TopHap Estimate · \$587 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,181 ft²

LIVING AREA

0.16 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$693K

\$657K low

\$729K high

Last Sale

\$655,000 · Jul 23, 2024

Est. Owner Equity

\$54,746

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$7,257 (2025)
Assessed Value	\$668,099
Previous Assessed	\$655,000
Assessor Market Value	\$410,670

PROPERTY FACTS

Property Type	Single Family Residence
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
Jul 8, 2024	Resale	Grant Deed	\$655,000	\$555	\$638K
Apr 2, 2008	Quitclaim	Quit Claim Transfer			
Mar 27, 2008	Financing	Intrafamily Transfer			\$220K
Dec 8, 2006	Financing	Intrafamily Transfer			\$216K
Jul 31, 2001	Resale	Grant Deed	\$173,000	\$146	\$176K
May 1, 1992	Recorded document	Grant Deed			
Jun 27, 1991	Resale	Grant Deed	\$139,000	\$118	\$142K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	0.3 mi
Sierra Middle School	Middle	7–8	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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