

Single Family Residence **RESIDENTIAL**

# 6961 NEW RIDGE DR

RIVERSIDE, CA 92506

**\$743,400** TopHap Estimate · \$368 / ft² · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2.8**

BATHS

**2,018 ft²**

LIVING AREA

**0.38 ac**

LOT SIZE

**1990**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$743K**

\$699K low

\$788K high

Last Sale

**\$485,000 · Mar 2, 2017**

Est. Owner Equity

**\$132,156**

Loan-to-Value

**81%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,225 (2025) |
| Assessed Value        | \$574,136      |
| Previous Assessed     | \$562,879      |
| Assessor Market Value | \$630,810      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.38                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

Deck

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|---------------------|-----------------|---------------------|-----------|--------|--------|
| <b>Feb 2, 2017</b>  | Resale          | Grant Deed          | \$485,000 | \$240  | \$386K |
| <b>Jul 16, 2013</b> | Non-arms-length | Grant Deed          | \$404,000 | \$200  | \$384K |
| <b>Aug 13, 2013</b> | Quitclaim       | Quit Claim Transfer |           |        |        |
| <b>Jun 3, 2013</b>  | Quitclaim       | Quit Claim Transfer |           |        |        |
| <b>Mar 31, 1998</b> | Resale          | Grant Deed          | \$200,000 | \$99   | \$170K |
| <b>May 17, 1996</b> | Resale          | Grant Deed          | \$175,500 | \$87   | \$176K |
| <b>Jul 1, 1990</b>  | Resale          | Grant Deed          | \$198,000 | \$98   | \$158K |

## ASSIGNED SCHOOLS

| SCHOOL                                       | LEVEL      | GRADES | DISTANCE |
|----------------------------------------------|------------|--------|----------|
| <b>William Howard Taft Elementary School</b> | Elementary | KG–6   | 0.3 mi   |
| <b>Amelia Earhart Middle School</b>          | Middle     | 7–8    | 2.7 mi   |

|                                |      |      |        |
|--------------------------------|------|------|--------|
| Martin Luther King High School | High | 9–12 | 2.8 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

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>65</div> <div>CRIME INDEX</div> | <div>104</div> <div>AIR POLLUTION</div> | <div>47,695</div> <div>POPULATION</div> | <div>\$109K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|