

Single Family Residence **RESIDENTIAL**

3547 WATKINS DR

RIVERSIDE, CA 92507

\$583,907 TopHap Estimate · \$387 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,510 ft²

LIVING AREA

0.22 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$584K

\$551K low

\$616K high

Last Sale

\$152,000 · Oct 23, 2018

Est. Owner Equity

\$383,907

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$4,343 (2025)
Assessed Value	\$393,113
Previous Assessed	\$385,406
Assessor Market Value	\$514,800

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.22
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 24, 2018	Recorded document	Grant Deed			
Oct 16, 2018	Resale	Grant Deed	\$152,000	\$101	
Apr 10, 2018	Quitclaim	Quit Claim Transfer			
Mar 28, 2008	Financing	Grant Deed			\$217K
Sep 11, 2007	Non-arms-length	Trustees Deed	\$280,500	\$186	
Aug 29, 2005	Resale	Grant Deed	\$390,000	\$258	\$371K
Apr 30, 2004	Resale	Grant Deed	\$289,000	\$191	\$229K
Apr 2, 1998	Resale	Grant Deed	\$58,500	\$39	\$76K
Aug 26, 1997	Resale	Trustees Deed	\$94,500	\$63	
Jun 23, 1997	Resale	Trustees Deed	\$15,272	\$10	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highland Elementary School	Elementary	KG–6	0.8 mi
University Heights Middle School	Middle	7–8	1.3 mi
John W. North High School	High	9–12	1.7 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 92507

112 CRIME INDEX	105 AIR POLLUTION	64,491 POPULATION	\$66K MEDIAN IN-COME	63°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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