6730 Montclair Dr, Riverside, CA 92504-1838, Riverside County

APN: 226-143-012 CLIP: 2411524913

Beds	Full Baths	Half Baths	Sale Price	Sale Date
3	**2**	**N/A**	**N/A**	**N/A**
Bldg Sq Ft	**Lot Sq Ft**	**Yr Built**	**Type**	
1,264	**7,841**	**1956**	**SFR**	

OWNER INFORMATION

Owner Name	**Munro Berniece A**	Tax Billing Zip	**92504**
Mail Owner Name	**Berniece A Munro**	Tax Billing Zip+4	**1838**
Tax Billing Address	**6730 Montclair Dr**	Owner Occupied	**Yes**
Tax Billing City & State	**Riverside, CA**		

COMMUNITY INSIGHTS

Median Home Value	**$651,495**	School District	**RIVERSIDE UNIFIED**
Median Home Value Rating	**8 / 10**	Family Friendly Score	**24 / 100**
Total Crime Risk Score (for the neighborhood, relative to the nation)	**10 / 100**	Walkable Score	**87 / 100**
Total Incidents (1 yr)	**304**	Q1 Home Price Forecast	**$644,963**
Standardized Test Rank	**32 / 100**	Last 2 Yr Home Appreciation	**9%**

LOCATION INFORMATION

Zip Code	**92504**	Comm College District Code	**Riverside City**
Carrier Route	**C120**	Census Tract	**310.01**
Zoning	**R1065**	Within 250 Feet of Multiple Flood Zone	**No**
School District	**Riverside**		

TAX INFORMATION

APN	**226-143-012**	Tax Area	**009000**
Alternate APN	**226-143-012**	Lot	**46**
Exemption(s)	**Homeowner**	Water Tax Dist	**Western**
% Improved	**73%**		
Legal Description	**LOT 46 MB 030/029 MONTCLAIR PARK**		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	**$62,830**	**$61,599**	**$60,392**
Assessed Value - Land	**$17,257**	**$16,919**	**$16,588**
Assessed Value - Improved	**$45,573**	**$44,680**	**$43,804**
YOY Assessed Change ($)	**$1,231**	**$1,207**	
YOY Assessed Change (%)	**2%**	**2%**	

Tax Year	Total Tax	Change ($)	Change (%)
2023	**$660**		
2024	**$664**	**$4**	**0.63%**
2025	**$686**	**$22**	**3.32%**

Special Assessment	Tax Amount
Fld Cntl Stormwater/Cleanwater	**$3.52**
Csa 152-Riv Stormwater	**$10.00**
Riverside Ltg Dist	**$31.44**
Nw Mosquito & Vector-Riverside	**$12.04**
Mwd Standby West	**$9.22**
Total Of Special Assessments	**$66.22**

CHARACTERISTICS

County Land Use	**Single Family Dwelling**	Sewer	**Type Unknown**
Universal Land Use	**SFR**	Heat Type	**Central**
Lot Acres	**0.18**	Cooling Type	**Central**
Lot Area	**7,841**	Garage Type	**Attached Garage**
Building Sq Ft	**1,264**	Garage Sq Ft	**440**
Gross Area	**1,704**	Parking Type	**Attached Garage**

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Stories	1	Parking Spaces	2
Bedrooms	3	Roof Material	Wood Shake
Total Baths	2	Year Built	1956
Full Baths	2	Effective Year Built	1956
Fireplaces	1	Other Impvs	Yes
Water	Type Unknown	# of Buildings	1

SELL SCORE

Rating	Moderate	Value As Of	2026-03-15 06:32:58
Sell Score	534		

ESTIMATED VALUE

RealAVM™	$512,700	Confidence Score	79
RealAVM™ Range	$461,100 - $564,300	Forecast Standard Deviation	10
Value As Of	03/09/2026		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS

Estimated Value	2824	Cap Rate	4.6%
Estimated Value High	3106	Forecast Standard Deviation (FSD)	0.1
Estimated Value Low	2542		

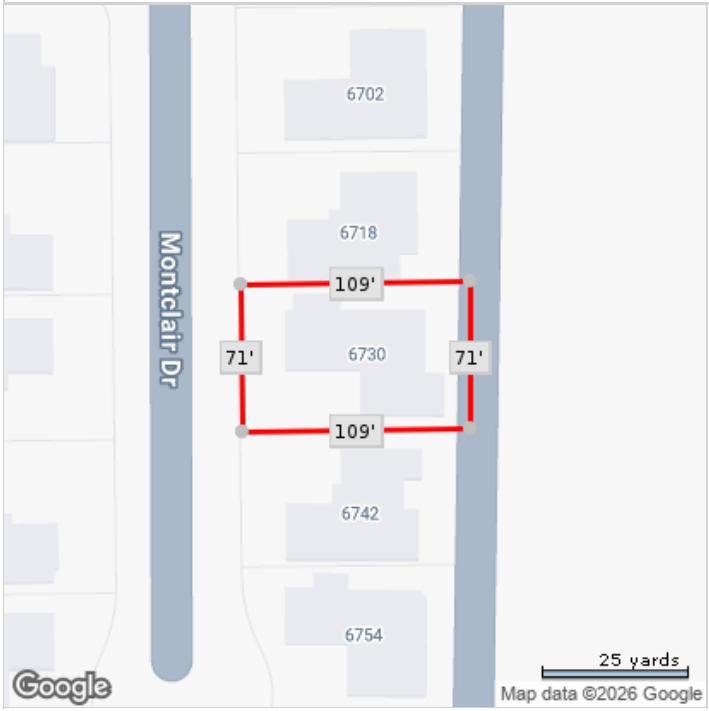
(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

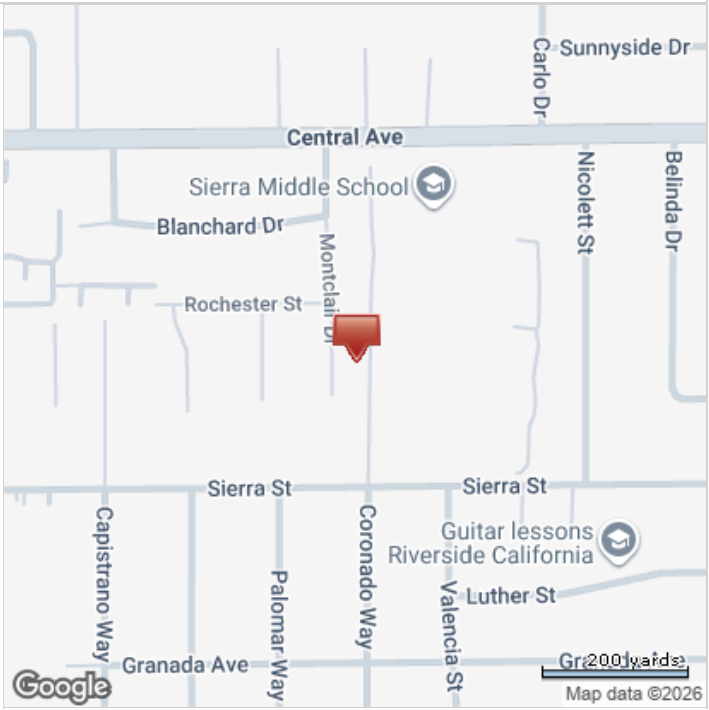
(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY

Owner Name	Munro Berniece A			
Recording Date	11/03/2006	11/03/2006	06/23/1995	03/1971
Sale Date	07/25/2006	07/25/2006		
Nominal	Y	Y	Y	
Buyer Name	Munro Berniece A Family Trust	Munro Berniece A	Munro Kenneth A & Berniece A	
Seller Name	Munro Berniece A	Munro Kenneth A	Munro Kenneth A	
Document Number	813561	813560	203298	25456
Document Type	Quit Claim Deed	Affidavit	Grant Deed	Deed (Reg)

PROPERTY MAP





*Lot Dimensions are Estimated

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