

Single Family Residence **RESIDENTIAL**

6394 RIVERSIDE AVE

RIVERSIDE, CA 92506

\$315,680 TopHap Estimate · \$225 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,400 ft²
LIVING AREA

0.2 ac
LOT SIZE

1953
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$316K

\$298K low

\$333K high

Last Sale

\$315,000 · Jul 13, 2018

Est. Owner Equity

\$100,180

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$4,388 (2025)
Assessed Value	\$397,229
Previous Assessed	\$389,441
Assessor Market Value	\$371,610

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 26, 2025	Financing	Intrafamily Transfer			
Oct 19, 2020	Financing	Intrafamily Transfer			
Jun 19, 2020	Financing	Intrafamily Transfer			\$216K
Jun 19, 2020	Quitclaim	Quit Claim Transfer			
Jan 9, 2020	Quitclaim	Quit Claim Transfer			
Jun 26, 2018	Quitclaim	Quit Claim Transfer			
May 14, 2018	Resale	Grant Deed	\$315,000	\$225	\$210K
Jul 8, 2003	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pachappa Elementary School	Elementary	KG–6	0.3 mi
Poly High School	High	9–12	1.1 mi
Central Middle School of Arts and Innovation	Middle	7–8	1.5 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.

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 NEIGHBORHOOD · ZIP 92506

65

CRIME INDEX

104

AIR POLLUTION

47,695

POPULATION

\$109K

MEDIAN IN-COME

64°F

AVG TEMP

68%

SUNSHINE

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

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 OWNERSHIP

Occupancy

Absentee owner