

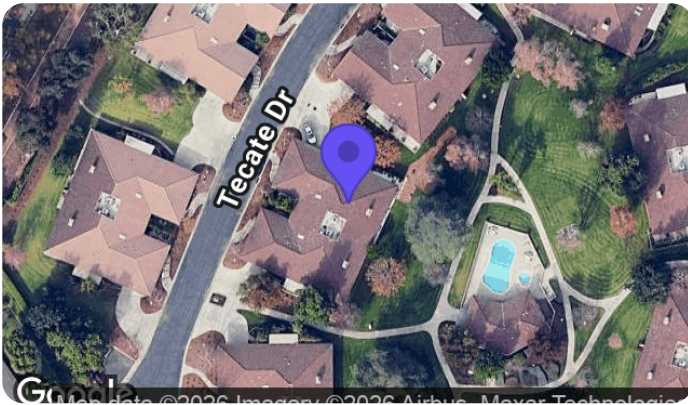
Condominium

RESIDENTIAL

6280 TECATE DR

RIVERSIDE, CA 92506

\$816,398 TopHap Estimate · \$373 / ft² · confidence 84 · as of Jul 14, 2026



2
BEDS

1.8
BATHS

2,190 ft²
LIVING AREA

0.1 ac
LOT SIZE

1974
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$816K

\$683K low

\$949K high

Last Sale

\$800,000 · Oct 1, 2025

Est. Owner Equity

\$816,398

TAX & ASSESSMENT

Property Tax	\$6,451 (2025)
Assessed Value	\$799,900
Previous Assessed	\$576,142
Assessor Market Value	\$1,047,780

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

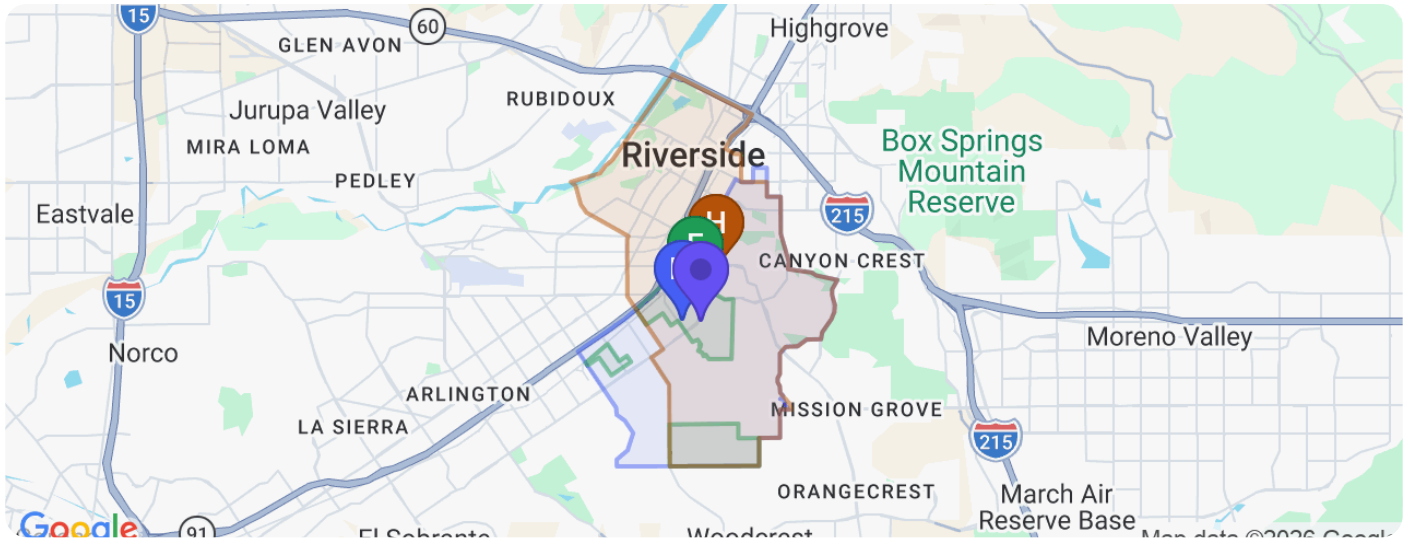
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 12, 2025	Resale	Grant Deed	\$800,000	\$365	
May 13, 2023	Financing	Intrafamily Transfer			
Mar 19, 2014	Resale	Grant Deed	\$705,000	\$322	
Nov 28, 2012	Recorded document	Affidavit Of Death			
Nov 20, 2012	Resale	Grant Deed	\$309,500	\$141	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matthew Gage Middle School	Middle	7–8	0.3 mi
Victoria Elementary School	Elementary	KG–6	0.5 mi
Poly High School	High	9–12	0.9 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

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.

OWNERSHIP

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