

Single Family Residence

RESIDENTIAL

6853 MORNINGSIDE AVE

RIVERSIDE, CA 92504

\$620,850 TopHap Estimate · \$493 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,260 ft²

LIVING AREA

0.18 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$621K

\$579K low

\$663K high

Last Sale

\$620,000 · Jun 1, 2026

Est. Owner Equity

\$19,450

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$1,594 (2025)
Assessed Value	\$140,442
Previous Assessed	\$137,689
Assessor Market Value	\$341,820

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

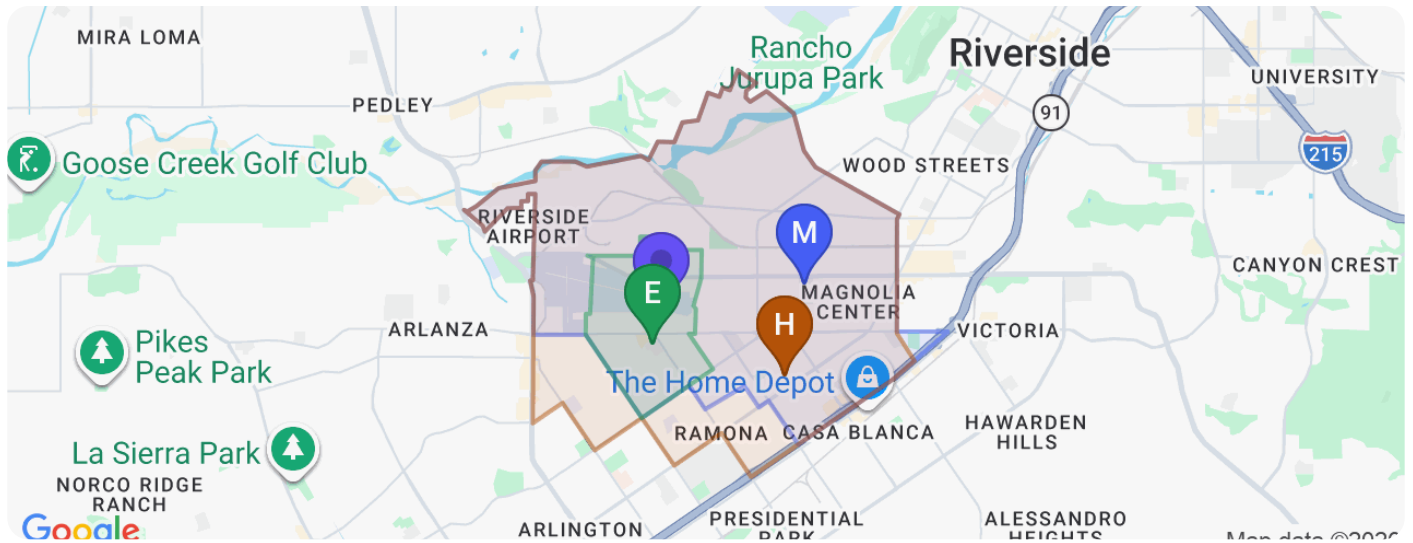
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 12, 2026	Resale	Grant Deed	\$620,000	\$492	\$601K
Dec 8, 2003	Quitclaim	Quit Claim Transfer			
Oct 12, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Adams Elementary School	Elementary	KG–6	0.3 mi
Ramona High School	High	9–12	1.3 mi
Sierra Middle School	Middle	7–8	1.3 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 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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