

Single Family Residence

RESIDENTIAL

6806 COMSTOCK AVE

RIVERSIDE, CA 92503

\$455,917 TopHap Estimate · \$443 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,028 ft²

LIVING AREA

0.15 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$456K

\$427K low

\$485K high

Last Sale

\$281,000 · Jun 23, 2016

Est. Owner Equity

\$105,043

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$4,147 (2025)
Assessed Value	\$339,291
Previous Assessed	\$332,640
Assessor Market Value	\$415,350

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 16, 2016	Resale	Grant Deed	\$281,000	\$273	\$272K
May 22, 2015	Non-arms-length	Trustees Deed	\$219,770	\$214	
May 1, 2015	Recorded document	Grant Deed			
Sep 10, 2012	Quitclaim	Quit Claim Transfer			
Dec 23, 1999	Resale	Grant Deed	\$100,091	\$97	\$101K
May 1, 1989	Resale	Grant Deed	\$91,000	\$89	\$72K
Nov 1, 1988	Recorded document	Trustees Deed			
Nov 1, 1988	Foreclosure sale	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Norte Vista High School	High	9–12	0.3 mi
Terrace Elementary School	Elementary	KG–5	0.3 mi
Loma Vista Middle School	Middle	6–8	1.7 mi

District: Alvord 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 92503

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K 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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