

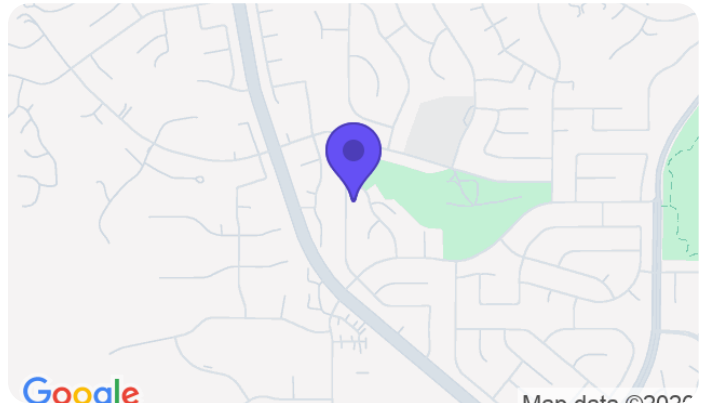
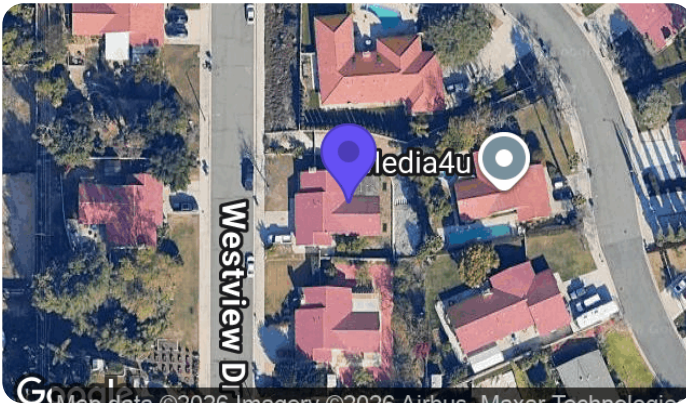
Single Family Residence

RESIDENTIAL

6318 WESTVIEW DR

RIVERSIDE, CA 92506

\$652,275 TopHap Estimate · \$366 / ft² · confidence 94 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,780 ft²

LIVING AREA

0.24 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$652K

\$613K low

\$691K high

Last Sale

\$640,000 · Aug 1, 2025

Est. Owner Equity

\$204,275

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$4,391 (2025)
Assessed Value	\$640,000
Previous Assessed	\$390,593
Assessor Market Value	\$519,930

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.24
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

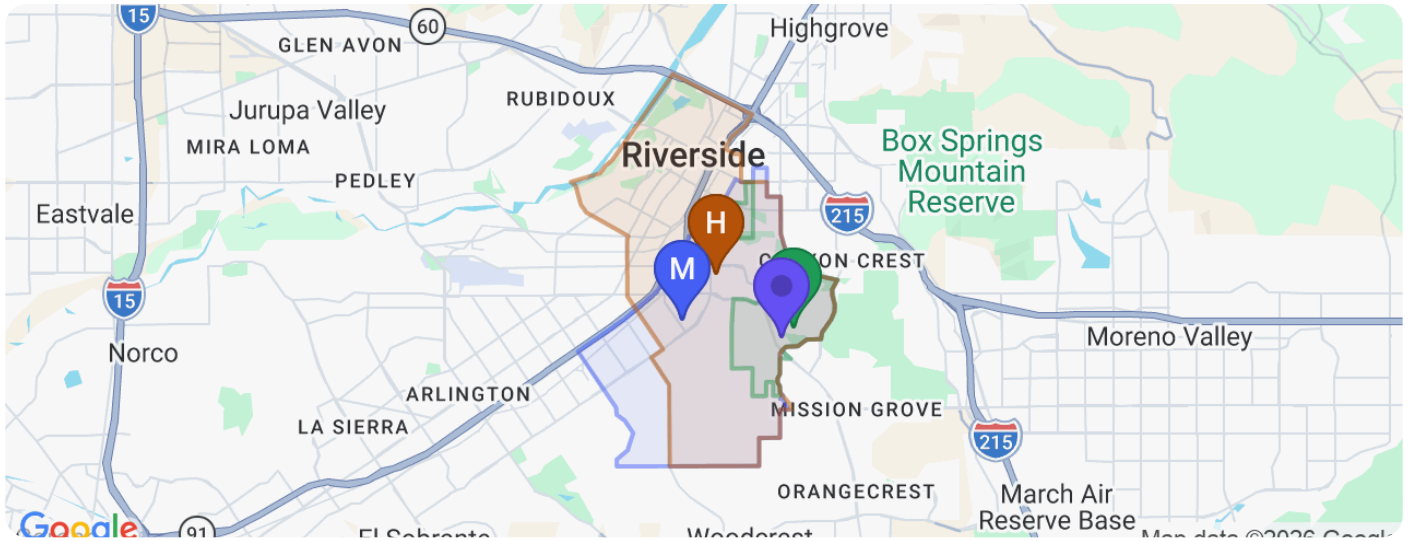
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 28, 2025	Resale	Grant Deed	\$640,000	\$360	\$448K
Jul 28, 2014	Resale	Grant Deed	\$325,000	\$183	
Nov 9, 2001	Non-arms-length	Grant Deed	\$205,000	\$115	\$185K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Castle View Elementary School	Elementary	KG–6	0.3 mi
Poly High School	High	9–12	1.6 mi
Matthew Gage Middle School	Middle	7–8	1.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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