

Duplex (2 Units, Any Combination)

RESIDENTIAL

6605 GERANIUM PL

RIVERSIDE, CA 92503

\$596,455 TopHap Estimate · \$254 / ft² · confidence 94 · as of Jul 14, 2026



6

BEDS

3.5

BATHS

2,348 ft²

LIVING AREA

0.24 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$596K

\$562K low

\$631K high

Last Sale

\$140,000 · Aug 27, 1999

Est. Owner Equity

\$396,455

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$5,219 (2025)
Assessed Value	\$426,160
Previous Assessed	\$417,805

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	RIVERSIDE
Lot (acres)	0.24
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 16, 2016	Quitclaim	Quit Claim Transfer			
Mar 1, 2004	Quitclaim	Quit Claim Transfer			
Aug 27, 1999	Resale	Grant Deed	\$70,000	\$30	\$139K
Feb 26, 1999	Foreclosure sale	Trustees Deed	\$110,700	\$47	
Oct 14, 1994	Recorded document	Grant Deed			
Jan 18, 1991	Quitclaim	Quit Claim Transfer			\$124K
Feb 1, 1988	Resale	Grant Deed	\$109,000	\$46	\$98K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrace Elementary School	Elementary	KG–5	0.4 mi
Norte Vista High School	High	9–12	0.7 mi
Loma Vista Middle School	Middle	6–8	2.2 mi

District: Alvard 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	Absentee owner
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