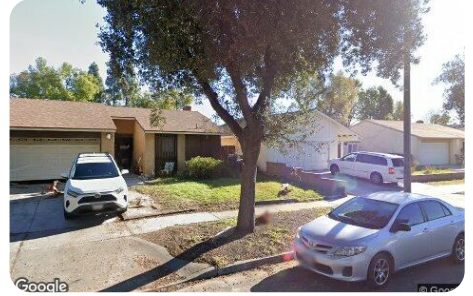
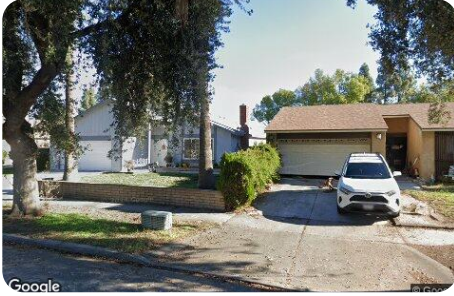


Single Family Residence **RESIDENTIAL**

# 6780 ASTORIA DR

RIVERSIDE, CA 92503

**\$555,995** TopHap Estimate · \$357 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**1.8**

BATHS

**1,556 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1973**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$556K**

\$539K low

\$573K high

Last Sale

**\$380,000 · Dec 12, 2018**

Est. Owner Equity

**\$179,995**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$5,269 (2025)</b> |
| Assessed Value        | <b>\$432,369</b>      |
| Previous Assessed     | <b>\$423,892</b>      |
| Assessor Market Value | <b>\$429,660</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.12</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Rock / Gravel</b>           |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Attached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|----------------------|-----------|--------------------|--------|
| <b>Jun 9, 2021</b>  | Financing         | Intrafamily Transfer |           |                    | \$376K |
| <b>Nov 19, 2018</b> | Resale            | Grant Deed           | \$380,000 | \$244              | \$373K |
| <b>Jul 11, 2014</b> | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| <b>Jul 11, 2014</b> | Quitclaim         | Quit Claim Transfer  |           |                    | \$220K |
| <b>Jan 5, 2009</b>  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| <b>Sep 15, 2008</b> | Resale            | Grant Deed           | \$190,000 | \$122              | \$175K |
| <b>Nov 12, 2008</b> | Recorded document | Grant Deed           |           |                    |        |
| <b>Apr 13, 2007</b> | Recorded document | Grant Deed           |           |                    |        |
| <b>Mar 1, 2005</b>  | Resale            | Grant Deed           | \$350,000 | \$225              | \$280K |
| <b>Mar 1, 2005</b>  | Recorded document | Grant Deed           |           |                    |        |
| <b>Aug 11, 2000</b> | Resale            | Grant Deed           | \$137,500 | \$88               | \$137K |
| <b>Jun 1, 1991</b>  | Resale            | Grant Deed           | \$124,500 | \$80               |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Norte Vista High School            | High       | 9–12   | 0.3 mi   |
| Rosemary Kennedy Elementary School | Elementary | KG–5   | 0.9 mi   |
| Loma Vista Middle School           | Middle     | 6–8    | 1.4 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>57</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>96,024</b><br>POPULATION | <b>\$87K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

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