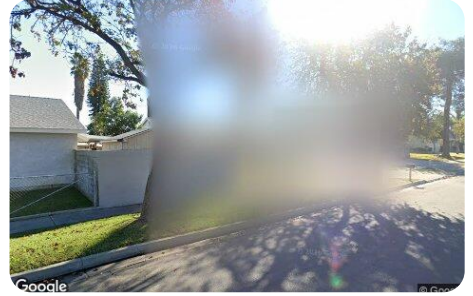
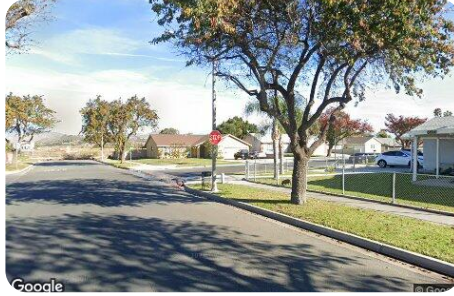


Single Family Residence **RESIDENTIAL**

6894 BISCAYNE AVE

RIVERSIDE, CA 92503

\$536,862 TopHap Estimate · \$419 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

1,280 ft²

LIVING AREA

0.16 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$537K

\$511K low

\$563K high

Est. Owner Equity

\$248,862

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$1,806 (2025)
Assessed Value	\$152,294
Previous Assessed	\$149,309
Assessor Market Value	\$589,770

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 2, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrace Elementary School	Elementary	KG–5	0.3 mi
Norte Vista High School	High	9–12	0.4 mi
Loma Vista Middle School	Middle	6–8	1.9 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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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