

Single Family Residence **RESIDENTIAL**

# 6896 ADLER PL

RIVERSIDE, CA 92503

**\$561,681** TopHap Estimate · \$444 / ft² · confidence 98 · as of Jul 14, 2026



**4**

BEDS

**1.8**

BATHS

**1,264 ft²**

LIVING AREA

**0.17 ac**

LOT SIZE

**1976**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$562K**

\$552K low

\$571K high

Est. Owner Equity

**\$461,681**

Loan-to-Value

**17%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,987 (2025) |
| Assessed Value        | \$326,011      |
| Previous Assessed     | \$319,620      |
| Assessor Market Value | \$351,540      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| May 22, 2015 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Jul 3, 2015  | Financing         | Intrafamily Transfer |           |                    |        |
| Nov 11, 2014 | Non-arms-length   | Grant Deed           | \$200,000 | \$158              |        |
| Apr 30, 2013 | Quitclaim         | Quit Claim Transfer  |           |                    | \$100K |
| Apr 30, 2013 | Recorded document | Grant Deed           |           |                    |        |
| Jul 2, 2009  | Resale            | Grant Deed           | \$146,000 | \$116              | \$102K |
| Mar 6, 2009  | Non-arms-length   | Trustees Deed        | \$118,725 | \$94               |        |
| Mar 23, 2005 | Resale            | Grant Deed           | \$246,363 | \$195              | \$261K |
| Mar 17, 2005 | Resale            | Grant Deed           | \$203,000 | \$161              |        |
| Apr 1, 2003  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Apr 1, 2003  | Quitclaim         | Quit Claim Transfer  |           |                    | \$86K  |
| Feb 28, 1994 | Resale            | Grant Deed           | \$98,000  | \$78               | \$98K  |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Terrace Elementary School | Elementary | KG–5   | 0.3 mi   |
| Norte Vista High School   | High       | 9–12   | 0.5 mi   |
| Loma Vista Middle School  | Middle     | 6–8    | 2.0 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 |
|-----------|----------------|