

Single Family Residence **RESIDENTIAL**

# 15745 STREAMVIEW CT

RIVERSIDE, CA 92504

**\$816,649** TopHap Estimate · \$303 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,698 ft<sup>2</sup>**

LIVING AREA

**0.97 ac**

LOT SIZE

**1989**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$817K**

\$750K low

\$883K high

Last Sale

**\$430,000 · Jul 24, 2003**

Est. Owner Equity

**\$0**

Loan-to-Value

**114%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,462 (2025) |
| Assessed Value        | \$691,573      |
| Previous Assessed     | \$678,014      |
| Assessor Market Value | \$838,260      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.97                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## CLIMATE RISK

**25**  
FLOOD

**81**  
WILDFIRE

**64**  
HEAT

**5**  
STORM

**39**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Oct 14, 2021 | Financing | Intrafamily Transfer |           |                    | \$505K |
| Feb 17, 2006 | Financing | Intrafamily Transfer |           |                    | \$500K |
| Jul 24, 2003 | Resale    | Grant Deed           | \$430,000 | \$159              | \$323K |
| Aug 2, 2002  | Resale    | Grant Deed           | \$360,000 | \$133              | \$324K |
| Aug 28, 2001 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Feb 28, 2001 | Resale    | Grant Deed           | \$340,000 | \$126              | \$272K |
| Oct 1, 1989  | Resale    | Grant Deed           | \$295,000 | \$109              |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Woodcrest Elementary School         | Elementary | KG–6   | 1.3 mi   |
| Frank Augustus Miller Middle School | Middle     | 7–8    | 2.3 mi   |
| Martin Luther King High School      | High       | 9–12   | 3.2 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 92504

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>56,759</b><br>POPULATION | <b>\$80K</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 |
|-----------|----------------|