

Single Family Residence **RESIDENTIAL**

# 6523 WESTVIEW DR

RIVERSIDE, CA 92506

**\$753,160** TopHap Estimate · \$343 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2.3**

BATHS

**2,198 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**1987**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$753K**

\$709K low

\$797K high

Last Sale

**\$752,000 · Jun 12, 2026**

Est. Owner Equity

**\$151,560**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,546 (2025) |
| Assessed Value        | \$780,298      |
| Previous Assessed     | \$764,999      |
| Assessor Market Value | \$588,240      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.30                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Jun 5, 2026  | Resale          | Grant Deed          | \$752,000 | \$342              | \$602K |
| Jul 12, 2023 | Non-arms-length | Grant Deed          | \$750,000 | \$341              | \$563K |
| Mar 12, 2008 | Quitclaim       | Quit Claim Transfer |           |                    | \$416K |
| Jun 2, 2004  | Quitclaim       | Quit Claim Transfer |           |                    |        |
| May 1, 1990  | Resale          | Grant Deed          | \$235,000 | \$107              | \$179K |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| William Howard Taft Elementary School | Elementary | KG–6   | 0.8 mi   |
| Martin Luther King High School        | High       | 9–12   | 3.3 mi   |
| Amelia Earhart Middle School          | Middle     | 7–8    | 3.5 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 92506

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>47,695</b><br>POPULATION | <b>\$109K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|