

Single Family Residence **RESIDENTIAL**

6378 RIVERSIDE AVE

RIVERSIDE, CA 92506

\$508,832 TopHap Estimate · \$536 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

949 ft²

LIVING AREA

0.18 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$509K

\$480K low

\$538K high

Last Sale

\$86,000 · Apr 30, 1998

Est. Owner Equity

\$375,234

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$1,512 (2025)
Assessed Value	\$140,020
Previous Assessed	\$137,276
Assessor Market Value	\$289,530

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.18
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
Jan 17, 2014	Quitclaim	Quit Claim Transfer			
Apr 30, 1998	Resale	Grant Deed	\$86,000	\$91	\$88K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pachappa Elementary School	Elementary	KG–6	0.3 mi
Poly High School	High	9–12	1.1 mi
Central Middle School of Arts and Innovation	Middle	7–8	1.4 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

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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