

Single Family Residence

RESIDENTIAL

6860 BISCAYNE AVE

RIVERSIDE, CA 92503

\$463,521 TopHap Estimate · \$442 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,048 ft²

LIVING AREA

0.15 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$464K

\$438K low

\$489K high

Last Sale

\$380,000 · May 14, 2003

Est. Owner Equity

\$463,521

TAX & ASSESSMENT

Property Tax	\$3,440 (2025)
Assessed Value	\$287,791
Previous Assessed	\$282,149
Assessor Market Value	\$589,770

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	RIVERSIDE
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 24, 2025	Financing	Grant Deed			
Jun 27, 2023	Financing	Affidavit Of Death Of Joint Tenant			
Jun 16, 2004	Quitclaim	Quit Claim Transfer			\$188K
May 14, 2003	Resale	Grant Deed	\$190,000	\$181	\$170K
Apr 25, 2000	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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