

Single Family Residence **RESIDENTIAL**

6840 BISCAYNE AVE

RIVERSIDE, CA 92503

\$478,649 TopHap Estimate · \$457 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

1.5
BATHS

1,048 ft²
LIVING AREA

0.14 ac
LOT SIZE

1974
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$479K

\$438K low

\$519K high

Est. Owner Equity

\$345,704

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$1,998 (2025)
Assessed Value	\$168,224
Previous Assessed	\$164,927
Assessor Market Value	\$589,770

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Yes

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	1.8 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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