

Single Family Residence

RESIDENTIAL

6421 WESTVIEW DR

RIVERSIDE, CA 92506

\$601,267 TopHap Estimate · \$391 / ft² · confidence 93 · as of Jul 14, 2026

4

BEDS

1.8

BATHS

1,538 ft²

LIVING AREA

0.37 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$601K

\$557K low

\$645K high

Last Sale

\$235,000 · Dec 1, 2011

Est. Owner Equity

\$401,667

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax

\$3,254 (2025)

Assessed Value

\$301,059

Previous Assessed

\$295,158

Assessor Market Value

\$497,790

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.37
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 5, 2024	Financing	Intrafamily Transfer			
Feb 24, 2017	Quitclaim	Quit Claim Transfer			
Feb 27, 2017	Quitclaim	Quit Claim Transfer			
Jan 15, 2014	Financing	Intrafamily Transfer			\$200K
Oct 24, 2011	Resale	Grant Deed	\$235,000	\$153	\$229K
Oct 24, 2011	Quitclaim	Quit Claim Transfer			
Jul 11, 2007	Quitclaim	Quit Claim Transfer			\$362K
Mar 1, 2005	Resale	Grant Deed	\$425,000	\$276	\$340K
Apr 1, 2005	Quitclaim	Quit Claim Transfer			
Mar 26, 1996	Quitclaim	Quit Claim Transfer			
Mar 26, 1996	Resale	Trustees Deed	\$140,000	\$91	\$138K
Oct 19, 1993	Quitclaim	Quit Claim Transfer			\$79K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Castle View Elementary School	Elementary	KG–6	0.4 mi
Poly High School	High	9–12	1.7 mi
Matthew Gage Middle School	Middle	7–8	1.8 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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