

Single Family Residence **RESIDENTIAL**

# 6030 RIVERSIDE AVE

RIVERSIDE, CA 92506

**\$537,281** TopHap Estimate · \$453 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,186 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1950**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$537K**

\$515K low

\$560K high

Last Sale

**\$270,000 · Jun 24, 2004**

Est. Owner Equity

**\$253,280**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,248 (2025)</b> |
| Assessed Value        | <b>\$391,529</b>      |
| Previous Assessed     | <b>\$383,853</b>      |
| Assessor Market Value | <b>\$427,050</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.17</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Rock / Gravel</b>           |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Attached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|---------------------|-----------|--------------------|--------|
| <b>Jun 24, 2004</b> | Resale    | Grant Deed          | \$270,000 | \$228              | \$209K |
| <b>May 8, 1998</b>  | Quitclaim | Quit Claim Transfer |           |                    |        |
| <b>Nov 25, 1997</b> | Resale    | Grant Deed          | \$98,000  | \$83               | \$73K  |
| <b>Jan 23, 1997</b> | Quitclaim | Quit Claim Transfer |           |                    |        |
| <b>Dec 3, 1996</b>  | Quitclaim | Quit Claim Transfer |           |                    |        |
| <b>Jun 19, 1996</b> | Resale    | Grant Deed          | \$76,000  | \$64               | \$53K  |

## ASSIGNED SCHOOLS

| SCHOOL                                              | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------------------|------------|--------|----------|
| <b>Pachappa Elementary School</b>                   | Elementary | KG–6   | 0.3 mi   |
| <b>Central Middle School of Arts and Innovation</b> | Middle     | 7–8    | 0.8 mi   |
| <b>Poly High School</b>                             | High       | 9–12   | 1.2 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> |
|-----------|-----------------------|