

Single Family Residence **RESIDENTIAL**

15640 TERRACEVIEW CT

RIVERSIDE, CA 92504

\$813,515 TopHap Estimate · \$302 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,698 ft²

LIVING AREA

0.86 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$814K

\$706K low

\$921K high

Last Sale

\$201,000 · Nov 10, 1993

Est. Owner Equity

\$108,515

Loan-to-Value

76%

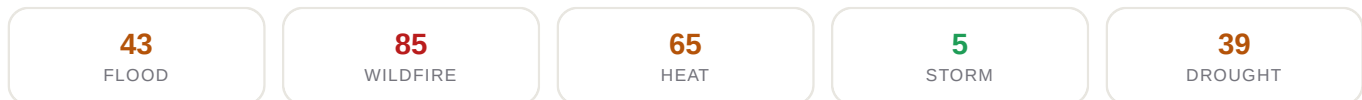
TAX & ASSESSMENT

Property Tax	\$3,710 (2025)
Assessed Value	\$346,700
Previous Assessed	\$339,903
Assessor Market Value	\$633,870

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.86
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 7, 2021	Financing	Intrafamily Transfer			
Oct 27, 2019	Financing	Intrafamily Transfer			\$305K
Sep 21, 2018	Financing	Intrafamily Transfer			\$300K
Sep 21, 2018	Quitclaim	Quit Claim Transfer			
Sep 30, 2010	Quitclaim	Quit Claim Transfer			
Sep 30, 2010	Quitclaim	Quit Claim Transfer			\$135K
Sep 25, 2002	Quitclaim	Quit Claim Transfer			
Oct 4, 2002	Quitclaim	Quit Claim Transfer			
Mar 15, 2001	Quitclaim	Quit Claim Transfer			

Nov 10, 1993	Resale	Grant Deed	\$201,000	\$74	\$160K
Nov 1, 1989	Resale	Grant Deed	\$285,000	\$106	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.4 mi
Frank Augustus Miller Middle School	Middle	7–8	2.4 mi
Martin Luther King High School	High	9–12	3.3 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 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K 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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