

Single Family Residence **RESIDENTIAL**

15610 TERRACEVIEW CT

RIVERSIDE, CA 92504

\$823,666 TopHap Estimate · \$258 / ft² · confidence 85 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,198 ft²

LIVING AREA

1.54 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

6

PARKING

VALUATION

\$824K

\$698K low

\$949K high

Last Sale

\$112,500 · Jun 21, 1996

Est. Owner Equity

\$598,666

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$4,664 (2025)
Assessed Value	\$433,906
Previous Assessed	\$425,399
Assessor Market Value	\$735,570

PROPERTY FACTS

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

CLIMATE RISK

38 FLOOD	91 WILDFIRE	65 HEAT	5 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 26, 2023	Financing	Intrafamily Transfer			
Jun 21, 1996	Resale	Grant Deed	\$225,000	\$70	\$169K
Dec 13, 1995	Non-arms-length	Trustees Deed	\$195,591	\$61	
May 1, 1990	Resale	Grant Deed	\$327,000	\$102	\$262K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.4 mi
Frank Augustus Miller Middle School	Middle	7–8	2.5 mi
Martin Luther King High School	High	9–12	3.4 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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