

Single Family Residence

RESIDENTIAL

15635 TERRACEVIEW CT

RIVERSIDE, CA 92504

\$784,551 TopHap Estimate · \$291 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,698 ft²

LIVING AREA

0.94 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$785K

\$697K low

\$872K high

Est. Owner Equity

\$640,101

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$5,581 (2025)
Assessed Value	\$518,728
Previous Assessed	\$508,558

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.94
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

51 FLOOD	83 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 30, 1998	Quitclaim	Quit Claim Transfer			
Oct 4, 1991	Resale	Trustees Deed	\$145,000	\$54	
Oct 4, 1991	Resale	Trustees Deed	\$139,500	\$52	\$52K
Nov 1, 1989	Resale	Trustees Deed	\$295,000	\$109	\$200K

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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