

Single Family Residence

RESIDENTIAL

6786 BISCAYNE AVE

RIVERSIDE, CA 92503

\$458,735

TopHap Estimate · \$446 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,028 ft²

LIVING AREA

0.15 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$459K

\$433K low

\$485K high

Last Sale

\$364,000 · May 22, 2003

Est. Owner Equity

\$317,435

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$3,214 (2025)
Assessed Value	\$269,041
Previous Assessed	\$263,766
Assessor Market Value	\$413,100

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 8, 2003	Quitclaim	Quit Claim Transfer			
May 22, 2003	Resale	Grant Deed	\$182,000	\$177	\$182K
Nov 12, 2002	Resale	Grant Deed	\$157,000	\$153	\$149K
Dec 13, 2001	Recorded document	Grant Deed			
Apr 13, 2001	Quitclaim	Quit Claim Transfer			
Nov 1, 2000	Recorded document	Trustees Deed			
Nov 1, 2000	Recorded document	Trustees Deed			
Dec 29, 1995	Resale	Grant Deed	\$84,500	\$82	\$84K
Aug 3, 1995	Foreclosure sale	Trustees Deed	\$38,701	\$38	
Mar 16, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrace Elementary School	Elementary	KG–5	0.2 mi
Norte Vista High School	High	9–12	0.3 mi

Loma Vista Middle School	Middle	6–8	1.8 mi
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District: Alvord 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 92503

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K 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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