

Single Family Residence **RESIDENTIAL**

15730 TERRACEVIEW CT

RIVERSIDE, CA 92504

\$845,322 TopHap Estimate · \$264 / ft² · confidence 84 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,198 ft²

LIVING AREA

0.88 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$845K

\$710K low

\$980K high

Last Sale

\$300,000 · Mar 4, 2010

Est. Owner Equity

\$845,322

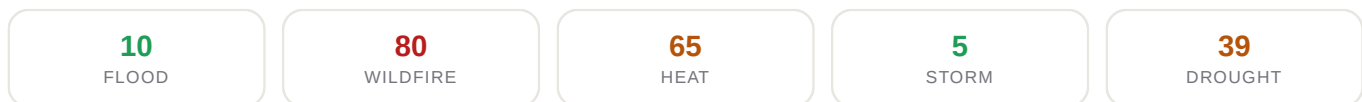
TAX & ASSESSMENT

Property Tax	\$5,659 (2025)
Assessed Value	\$518,735
Previous Assessed	\$508,564
Assessor Market Value	\$829,800

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.88
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 18, 2010	Non-arms-length	Trustees Deed	\$300,000	\$94	
Aug 1, 2008	Recorded document	Grant Deed			
Sep 8, 2005	Resale	Grant Deed	\$700,000	\$219	\$560K
Oct 1, 1989	Non-arms-length	Grant Deed	\$44,500	\$14	
Oct 1, 1989	Resale	Grant Deed	\$325,000	\$102	\$244K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	1.2 mi
Frank Augustus Miller Middle School	Middle	7–8	2.3 mi

Martin Luther King High School	High	9–12	3.2 mi
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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	Absentee owner
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