

Single Family Residence

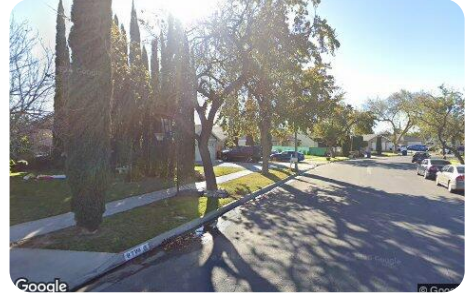
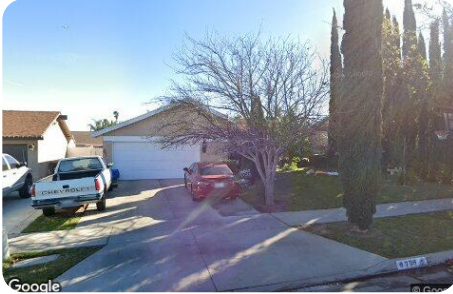
RESIDENTIAL

6796 BISCAYNE AVE

RIVERSIDE, CA 92503

\$476,985

TopHap Estimate · \$464 / ft² · confidence 92 · 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

\$477K

\$437K low

\$517K high

Last Sale

\$125,000 · Aug 17, 2001

Est. Owner Equity

\$268,985

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$2,766 (2025)
Assessed Value	\$231,919
Previous Assessed	\$227,373
Assessor Market Value	\$396,000

PROPERTY FACTS

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

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2003	Quitclaim	Quit Claim Transfer			
Aug 17, 2001	Resale	Grant Deed	\$125,000	\$122	\$123K
Jun 27, 2001	Resale	Grant Deed	\$89,000	\$87	\$82K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrace Elementary School	Elementary	KG–5	0.3 mi
Norte Vista High School	High	9–12	0.3 mi
Loma Vista Middle School	Middle	6–8	1.8 mi

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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