

Single Family Residence **RESIDENTIAL**

3979 TERRACINA DR

RIVERSIDE, CA 92506

\$659,077 TopHap Estimate · \$447 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

1.5
BATHS

1,473 ft²
LIVING AREA

0.18 ac
LOT SIZE

1939
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$659K

\$638K low

\$680K high

Last Sale

\$457,000 · May 1, 2020

Est. Owner Equity

\$140,787

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$5,535 (2025)
Assessed Value	\$509,785
Previous Assessed	\$499,790
Assessor Market Value	\$560,790

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 27, 2020	Resale	Grant Deed	\$457,000	\$310	\$443K
Jul 10, 2015	Resale	Grant Deed	\$400,000	\$272	\$395K
Jun 30, 2000	Resale	Grant Deed	\$155,000	\$105	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Middle School of Arts and Innovation	Middle	7–8	0.1 mi
Magnolia Elementary School	Elementary	KG–6	0.8 mi
Poly High School	High	9–12	1.9 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K 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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