

Single Family Residence **RESIDENTIAL**

# 6002 ANDOVER CT

RIVERSIDE, CA 92506

**\$805,708** TopHap Estimate · \$378 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2.8**

BATHS

**2,130 ft<sup>2</sup>**

LIVING AREA

**0.37 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$806K**

\$764K low

\$847K high

Last Sale

**\$252,500 · Oct 26, 2016**

Est. Owner Equity

**\$590,708**

Loan-to-Value

**29%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,560 (2025) |
| Assessed Value        | \$597,811      |
| Previous Assessed     | \$586,090      |
| Assessor Market Value | \$582,480      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.37                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------|-----------|--------------------|--------|
| Jun 11, 2026 | Financing | Mortgage   |           |                    | \$215K |
| Aug 16, 2016 | Resale    | Grant Deed | \$252,500 | \$119              | \$404K |
| Oct 29, 1999 | Resale    | Grant Deed | \$214,500 | \$101              | \$208K |
| Mar 17, 1992 | Resale    | Grant Deed | \$195,000 | \$92               | \$125K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Castle View Elementary School | Elementary | KG–6   | 0.4 mi   |
| Poly High School              | High       | 9–12   | 1.4 mi   |
| Matthew Gage Middle School    | Middle     | 7–8    | 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

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>65</div> <div>CRIME INDEX</div> | <div>104</div> <div>AIR POLLUTION</div> | <div>47,695</div> <div>POPULATION</div> | <div>\$109K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|