

Single Family Residence

RESIDENTIAL

6806 BISCAYNE AVE

RIVERSIDE, CA 92503

\$481,564 TopHap Estimate · \$468 / ft² · confidence 95 · 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

\$482K

\$456K low

\$507K high

Last Sale

\$124,000 · Mar 12, 2010

Est. Owner Equity

\$481,564

TAX & ASSESSMENT

Property Tax	\$2,019 (2025)
Assessed Value	\$162,785
Previous Assessed	\$159,594
Assessor Market Value	\$518,670

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 1, 2010	Resale	Grant Deed	\$124,000	\$121	
Nov 9, 2009	Foreclosure sale	Trustees Deed	\$144,263	\$140	
Sep 26, 2005	Quitclaim	Quit Claim Transfer			
Sep 27, 2005	Quitclaim	Quit Claim Transfer			\$270K
Aug 27, 2004	Resale	Grant Deed	\$250,000	\$243	\$246K
Nov 1, 2002	Recorded document	Grant Deed			
Apr 1, 2002	Quitclaim	Quit Claim Transfer			
Aug 9, 1996	Quitclaim	Quit Claim Transfer			
Oct 14, 1994	Resale	Grant Deed	\$96,000	\$93	\$96K
Sep 7, 1993	Resale	Trustees Deed	\$21,514	\$21	

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	Absentee owner
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