

Single Family Residence **RESIDENTIAL**

6816 BISCAYNE AVE

RIVERSIDE, CA 92503

\$470,707 TopHap Estimate · \$458 / ft² · confidence 90 · 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

2

PARKING

VALUATION

\$471K

\$421K low

\$520K high

Est. Owner Equity

\$300,823

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$2,669 (2025)
Assessed Value	\$216,762
Previous Assessed	\$212,512
Assessor Market Value	\$589,770

PROPERTY FACTS

Property Type	Single Family Residence
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
Jul 15, 2003	Quitclaim	Quit Claim Transfer			\$101K
Aug 29, 2002	Quitclaim	Quit Claim Transfer			
Sep 13, 1991	Resale	Grant Deed	\$123,000	\$120	\$123K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrace Elementary School	Elementary	KG–5	0.3 mi
Norte Vista High School	High	9–12	0.4 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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