

Single Family Residence

RESIDENTIAL

6802 BISCAYNE AVE

RIVERSIDE, CA 92503

\$489,613 TopHap Estimate · \$476 / 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

2

PARKING

VALUATION

\$490K

\$451K low

\$528K high

Last Sale

\$385,000 · Sep 1, 2020

Est. Owner Equity

\$119,113

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$5,095 (2025)
Assessed Value	\$425,068
Previous Assessed	\$416,734
Assessor Market Value	\$518,670

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 27, 2020	Resale	Grant Deed	\$385,000	\$375	\$372K
Dec 1, 2016	Resale	Grant Deed	\$300,000	\$292	\$291K
Mar 19, 2008	Quitclaim	Quit Claim Transfer			
Apr 14, 2004	Quitclaim	Quit Claim Transfer			
Jul 22, 2003	Quitclaim	Quit Claim Transfer			
Jul 2, 1997	Quitclaim	Quit Claim Transfer			

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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