

Single Family Residence **RESIDENTIAL**

# 8735 REDCLIFF PL

RIVERSIDE, CA 92508

**\$800,000** TopHap Estimate · \$282 / ft<sup>2</sup> · confidence 96 · as of Jun 23, 2026



**4**

BEDS

**2.5**

BATHS

**2,834 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$800K**

\$768K low

\$832K high

Last Sale

**\$472,500 · Aug 14, 2018**

Est. Owner Equity

**\$800,000**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,901 (2025) |
| Assessed Value        | \$537,306      |
| Previous Assessed     | \$526,771      |
| Assessor Market Value | \$542,430      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Jul 31, 2018 | Resale            | Grant Deed          | \$472,500 | \$167              |        |
| Feb 1, 2018  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Feb 1, 2018  | Recorded document | Affidavit Of Death  |           |                    |        |
| Oct 31, 2005 | Resale            | Grant Deed          | \$541,000 | \$191              | \$352K |
| Aug 15, 2003 | Resale            | Grant Deed          | \$370,000 | \$131              | \$296K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Benjamin Franklin Elementary School | Elementary | KG–6   | 0.2 mi   |
| Amelia Earhart Middle School        | Middle     | 7–8    | 0.7 mi   |
| Martin Luther King High School      | High       | 9–12   | 0.9 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 92508

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>26</b><br>CRIME INDEX | <b>107</b><br>AIR POLLUTION | <b>37,730</b><br>POPULATION | <b>\$129K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|