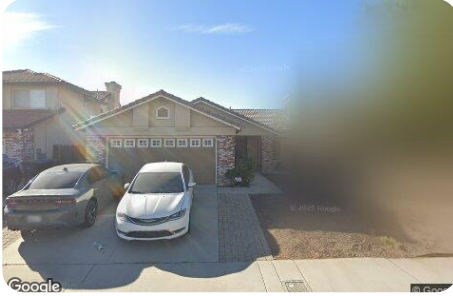


Single Family Residence **RESIDENTIAL**

8623 NORTHSTAR DR

RIVERSIDE, CA 92508

\$689,860 TopHap Estimate · \$507 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,362 ft²

LIVING AREA

0.11 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$690K

\$671K low

\$708K high

Last Sale

\$1,090,000 · Jul 27, 2021

Est. Owner Equity

\$186,110

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$6,473 (2025)
Assessed Value	\$589,923
Previous Assessed	\$578,357
Assessor Market Value	\$479,430

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.11
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 14, 2024	Financing	Intrafamily Transfer			
Jul 17, 2023	Financing	Intrafamily Transfer			
Jul 14, 2021	Resale	Grant Deed	\$545,000	\$400	\$409K
Mar 31, 2010	Resale	Grant Deed	\$230,000	\$169	\$226K
Feb 16, 2007	Resale	Grant Deed	\$380,000	\$279	\$304K
Feb 16, 2007	Quitclaim	Quit Claim Transfer			
Jul 20, 2001	Resale	Grant Deed	\$178,000	\$131	\$182K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Benjamin Franklin Elementary School	Elementary	KG–6	0.1 mi
Amelia Earhart Middle School	Middle	7–8	0.6 mi
Martin Luther King High School	High	9–12	1.1 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

26 CRIME INDEX	107 AIR POLLUTION	37,730 POPULATION	\$129K MEDIAN IN-COME	63°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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