

Single Family Residence **RESIDENTIAL**

8766 RANDOLPH ST

RIVERSIDE, CA 92503

\$505,810 TopHap Estimate · \$436 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

1,161 ft²

LIVING AREA

0.17 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$506K

\$478K low

\$534K high

Last Sale

\$115,000 · May 29, 2009

Est. Owner Equity

\$400,810

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$1,791 (2025)
Assessed Value	\$151,029
Previous Assessed	\$148,069
Assessor Market Value	\$321,210

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
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 27, 2017	Financing	Intrafamily Transfer			\$105K
May 19, 2009	Quitclaim	Quit Claim Transfer			
May 15, 2009	Resale	Grant Deed	\$115,000	\$99	\$113K
Nov 13, 2008	Non-arms-length	Trustees Deed	\$282,909	\$244	
Oct 2, 2007	Non-arms-length	Trustees Deed	\$53,319	\$46	
Apr 15, 2003	Resale	Grant Deed	\$130,500	\$112	\$131K
Dec 21, 2001	Non-arms-length	Trustees Deed	\$121,908	\$105	
Aug 7, 1991	Resale	Grant Deed	\$126,500	\$109	\$126K
Jul 1, 1988	Resale	Grant Deed	\$86,000	\$74	\$87K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrace Elementary School	Elementary	KG–5	0.1 mi
Norte Vista High School	High	9–12	0.4 mi
Loma Vista Middle School	Middle	6–8	2.0 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



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

| OWNERSHIP

Occupancy	Owner occupied
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