

Single Family Residence **RESIDENTIAL**

8973 DOUGLAS FIR CIR

RIVERSIDE, CA 92508

\$828,959 TopHap Estimate · \$278 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,977 ft²

LIVING AREA

0.25 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$829K

\$809K low

\$849K high

Last Sale

\$375,000 · Jan 26, 2017

Est. Owner Equity

\$431,359

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$6,960 (2025)
Assessed Value	\$545,510
Previous Assessed	\$534,815
Assessor Market Value	\$547,560

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.25
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
Jan 17, 2020	Quitclaim	Quit Claim Transfer			
Jan 4, 2017	Non-arms-length	Grant Deed	\$375,000	\$126	
Jan 13, 2009	Quitclaim	Quit Claim Transfer			
Jul 31, 2008	Financing	Intrafamily Transfer			\$338K
Dec 21, 2006	Resale	Grant Deed	\$565,000	\$190	\$396K
May 16, 2005	Resale	Grant Deed	\$565,000	\$190	\$452K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Amelia Earhart Middle School	Middle	7–8	0.1 mi
Tomas Rivera Elementary School	Elementary	KG–6	0.2 mi
Martin Luther King High School	High	9–12	1.4 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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