

Single Family Residence **RESIDENTIAL**

8774 KENTVILLE ST

RIVERSIDE, CA 92508

\$622,869 TopHap Estimate · \$400 / ft² · confidence 97 · as of Jul 14, 2026

3
BEDS

2
BATHS

1,557 ft²
LIVING AREA

0.12 ac
LOT SIZE

1990
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$623K

\$606K low

\$639K high

Last Sale

\$385,000 · Jul 6, 2007

Est. Owner Equity

\$393,869

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax

\$5,588 (2025)

Assessed Value

\$515,656

Previous Assessed

\$505,546

Assessor Market Value

\$446,670

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.12
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
May 10, 2007	Resale	Grant Deed	\$385,000	\$247	\$245K
Oct 31, 2000	Resale	Grant Deed	\$165,000	\$106	\$164K
Dec 24, 1992	Resale	Grant Deed	\$144,500	\$93	\$137K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Amelia Earhart Middle School	Middle	7–8	0.3 mi
Benjamin Franklin Elementary School	Elementary	KG–6	0.4 mi
Martin Luther King High School	High	9–12	1.3 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	Owner occupied
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