

Single Family Residence **RESIDENTIAL**

# 9805 RANDOLPH ST

RIVERSIDE, CA 92503

**\$565,656** TopHap Estimate · \$358 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**1.8**

BATHS

**1,580 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1968**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$566K**

\$530K low

\$602K high

Last Sale

**\$190,000 · Nov 10, 2009**

Est. Owner Equity

**\$413,656**

Loan-to-Value

**26%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,072 (2025)</b> |
| Assessed Value        | <b>\$250,140</b>      |
| Previous Assessed     | <b>\$245,237</b>      |
| Assessor Market Value | <b>\$370,260</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.16</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Rock / Gravel</b>           |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Attached</b>        |
| Pool          | <b>Yes</b>                     |

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------------|---------------------|-----------|--------------------|--------|
| <b>Nov 4, 2009</b>  | Resale          | Grant Deed          | \$190,000 | \$120              | \$152K |
| <b>Oct 15, 2009</b> | Quitclaim       | Quit Claim Transfer |           |                    |        |
| <b>May 21, 2009</b> | Resale          | Grant Deed          | \$106,000 | \$67               |        |
| <b>Aug 6, 2009</b>  | Quitclaim       | Quit Claim Transfer |           |                    |        |
| <b>Jan 11, 2008</b> | Non-arms-length | Trustees Deed       | \$294,805 | \$187              |        |
| <b>Aug 11, 2004</b> | Resale          | Grant Deed          | \$325,000 | \$206              | \$260K |
| <b>May 14, 1997</b> | Quitclaim       | Quit Claim Transfer |           |                    |        |
| <b>May 14, 1997</b> | Resale          | Trustees Deed       | \$96,500  | \$61               | \$96K  |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| <b>Norte Vista High School</b>   | High       | 9–12   | 0.1 mi   |
| <b>Terrace Elementary School</b> | Elementary | KG–5   | 0.3 mi   |
| <b>Loma Vista Middle School</b>  | Middle     | 6–8    | 1.6 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

57

CRIME INDEX

105

AIR POLLUTION

96,024

POPULATION

\$87K

MEDIAN IN-COME

64°F

AVG TEMP

68%

SUNSHINE

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

|
 OWNERSHIP

Occupancy

Owner occupied