

Single Family Residence **RESIDENTIAL**

8604 RANDOLPH ST

RIVERSIDE, CA 92503

\$525,717 TopHap Estimate · \$449 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,170 ft²

LIVING AREA

0.17 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$526K

\$509K low

\$543K high

Est. Owner Equity

\$434,717

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$1,839 (2025)
Assessed Value	\$147,812
Previous Assessed	\$144,915
Assessor Market Value	\$393,210

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 6, 2004	Quitclaim	Quit Claim Transfer			
Jul 2, 2004	Quitclaim	Quit Claim Transfer			\$91K
Aug 16, 1996	Resale	Grant Deed	\$89,000	\$76	\$89K
Jun 5, 1996	Non-arms-length	Grant Deed	\$22,500	\$19	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrace Elementary School	Elementary	KG–5	0.2 mi
Norte Vista High School	High	9–12	0.5 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

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K MEDIAN IN-COME	64°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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