

Single Family Residence **RESIDENTIAL**

8945 PATRERO ST

RIVERSIDE, CA 92503

\$601,208 TopHap Estimate · \$475 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,265 ft²

LIVING AREA

0.31 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

VALUATION

\$601K

\$588K low

\$614K high

Est. Owner Equity

\$561,208

Loan-to-Value

6%

TAX & ASSESSMENT

Property Tax	\$2,231 (2025)
Assessed Value	\$206,105
Previous Assessed	\$202,065
Assessor Market Value	\$438,480

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.31
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 24, 2018	Quitclaim	Quit Claim Transfer			
Nov 14, 2016	Quitclaim	Quit Claim Transfer			
Jun 9, 2014	Quitclaim	Quit Claim Transfer			
Mar 13, 2013	Financing	Grant Deed			\$40K
Dec 15, 2008	Recorded document	Affidavit Of Death			
Dec 15, 2008	Recorded document	Grant Deed			
Dec 15, 2008	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Andrew Jackson Elementary School	Elementary	KG–6	0.2 mi
Chemawa Middle School	Middle	7–8	0.9 mi
Ramona High School	High	9–12	1.7 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 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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