

Single Family Residence **RESIDENTIAL**

# 8967 PATRERO ST

RIVERSIDE, CA 92503

**\$696,082** TopHap Estimate · \$447 / ft² · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**2.8**

BATHS

**1,556 ft²**

LIVING AREA

**0.25 ac**

LOT SIZE

**1958**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$696K**

**\$628K low**

**\$764K high**

Last Sale

**\$670,909 · Oct 23, 2024**

Est. Owner Equity

**\$40,812**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,501 (2025) |
| Assessed Value        | \$683,400      |
| Previous Assessed     | \$670,000      |
| Assessor Market Value | \$476,190      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.25                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Sep 14, 2024 | Resale    | Grant Deed          | \$670,000 | \$431              | \$655K |
| Jun 26, 2017 | Resale    | Grant Deed          | \$372,000 | \$239              | \$365K |
| Aug 2, 2011  | Quitclaim | Quit Claim Transfer |           |                    | \$201K |
| Aug 1, 2011  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Aug 29, 2002 | Quitclaim | Quit Claim Transfer |           |                    |        |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>57</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>96,024</b><br>POPULATION | <b>\$87K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|