

Single Family Residence **RESIDENTIAL**

# 8406 RANDOLPH ST

RIVERSIDE, CA 92503

**\$485,500** TopHap Estimate · \$488 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**994 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1957**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$486K**

\$468K low

\$503K high

Est. Owner Equity

**\$379,785**

Loan-to-Value

**22%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$652 (2025) |
| Assessed Value        | \$56,553     |
| Previous Assessed     | \$55,445     |
| Assessor Market Value | \$415,350    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.16                    |
| 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 |
|--------------|-----------|---------------------|-------|--------------------|------|
| Mar 28, 2008 | Quitclaim | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Terrace Elementary School | Elementary | KG–5   | 0.3 mi   |
| Norte Vista High School   | High       | 9–12   | 0.6 mi   |
| Loma Vista Middle School  | Middle     | 6–8    | 2.1 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|