

Single Family Residence **RESIDENTIAL**

8532 RANDOLPH ST

RIVERSIDE, CA 92503

\$542,419 TopHap Estimate · \$494 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,097 ft²

LIVING AREA

0.16 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$542K

\$512K low

\$573K high

Est. Owner Equity

\$352,386

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,038 (2025)
Assessed Value	\$171,473
Previous Assessed	\$168,112
Assessor Market Value	\$316,260

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
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 ²	LOAN
Jan 16, 2026	Financing	Intrafamily Transfer			
Jan 16, 2026	Financing	Affidavit Of Death Of Joint Tenant			
Oct 23, 2002	Quitclaim	Quit Claim Transfer			
Sep 1, 1993	Resale	Grant Deed	\$91,000	\$83	\$90K
Apr 29, 1993	Recorded document	Grant Deed			
Feb 16, 1993	Non-arms-length	Trustees Deed	\$88,657	\$81	

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	2.1 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

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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