

Single Family Residence **RESIDENTIAL**

# 8444 RANDOLPH ST

RIVERSIDE, CA 92503

**\$523,296** TopHap Estimate · \$447 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**1.8**

BATHS

**1,170 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1957**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$523K**

\$496K low

\$551K high

Last Sale

**\$300,000 · Dec 30, 2016**

Est. Owner Equity

**\$38,966**

Loan-to-Value

**90%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,252 (2025) |
| Assessed Value        | \$355,131      |
| Previous Assessed     | \$348,169      |
| Assessor Market Value | \$398,880      |

## 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   |
|--------------|-----------------|----------------------|-----------|--------------------|--------|
| Nov 13, 2021 | Financing       | Intrafamily Transfer |           |                    | \$329K |
| Dec 27, 2016 | Resale          | Grant Deed           | \$300,000 | \$256              | \$12K  |
| Apr 29, 2013 | Financing       | Mortgage             |           |                    | \$6.4M |
| Apr 16, 2013 | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Feb 21, 2012 | Non-arms-length | Trustees Deed        | \$111,400 | \$95               |        |
| Oct 31, 2003 | Quitclaim       | Quit Claim Transfer  |           |                    | \$112K |
| Feb 23, 1996 | Resale          | Grant Deed           | \$87,000  | \$74               | \$84K  |
| Oct 31, 1995 | Resale          | Grant Deed           | \$25,500  | \$22               | \$57K  |

## 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

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

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|