

Single Family Residence **RESIDENTIAL**

8751 NORTHSTAR DR

RIVERSIDE, CA 92508

\$735,190 TopHap Estimate · \$408 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,800 ft²

LIVING AREA

0.12 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$735K

\$694K low

\$776K high

Est. Owner Equity

\$285,690

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$2,650 (2025)
Assessed Value	\$245,576
Previous Assessed	\$240,762
Assessor Market Value	\$461,790

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.12
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 21, 2005	Financing	Intrafamily Transfer			\$253K
Mar 1, 2005	Quitclaim	Quit Claim Transfer			
Feb 1, 2005	Quitclaim	Quit Claim Transfer			\$85K
Mar 5, 2004	Quitclaim	Quit Claim Transfer			
Apr 28, 1993	Resale	Grant Deed	\$140,000	\$78	\$138K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Benjamin Franklin Elementary School	Elementary	KG–6	0.2 mi
Amelia Earhart Middle School	Middle	7–8	0.5 mi
Martin Luther King High School	High	9–12	1.1 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 92508

26 CRIME INDEX	107 AIR POLLUTION	37,730 POPULATION	\$129K MEDIAN IN-COME	63°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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