

Single Family Residence **RESIDENTIAL**

# 9845 RANDOLPH ST

RIVERSIDE, CA 92503

**\$543,334** TopHap Estimate · \$385 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**1.8**

BATHS

**1,411 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1968**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$543K**

\$527K low

\$559K high

Last Sale

**\$385,000 · Jan 31, 2018**

Est. Owner Equity

**\$108,038**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,357 (2025) |
| Assessed Value        | \$446,821      |
| Previous Assessed     | \$438,060      |
| Assessor Market Value | \$409,950      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.16                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| May 2, 2024  | Financing | Intrafamily Transfer |           |                    | \$70K  |
| Jan 22, 2018 | Resale    | Grant Deed           | \$385,000 | \$273              | \$378K |
| Jan 27, 1994 | Quitclaim | Quit Claim Transfer  |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Norte Vista High School   | High       | 9–12   | 0.1 mi   |
| Terrace Elementary School | Elementary | KG–5   | 0.3 mi   |
| Loma Vista Middle School  | Middle     | 6–8    | 1.6 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

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

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

OWNERSHIP

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