

Single Family Residence **RESIDENTIAL**

# 8798 CONWAY DR

RIVERSIDE, CA 92503

**\$594,780** TopHap Estimate · \$465 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**1.8**

BATHS

**1,278 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1958**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$595K**

\$566K low

\$624K high

Last Sale

**\$235,000 · Mar 23, 2004**

Est. Owner Equity

**\$364,780**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,696 (2025) |
| Assessed Value        | \$340,772      |
| Previous Assessed     | \$334,091      |
| Assessor Market Value | \$405,990      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.18                    |
| 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 23, 2004 | Resale    | Grant Deed          | \$235,000 | \$184              | \$200K |
| Jul 30, 1998 | Resale    | Grant Deed          | \$105,000 | \$82               | \$104K |
| Nov 24, 1993 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Apr 1, 1989  | Resale    | Grant Deed          | \$97,000  | \$76               | \$98K  |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Andrew Jackson Elementary School | Elementary | KG–6   | 0.4 mi   |
| Chemawa Middle School            | Middle     | 7–8    | 1.2 mi   |
| Ramona High School               | High       | 9–12   | 1.7 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 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> |
|-----------|-----------------------|