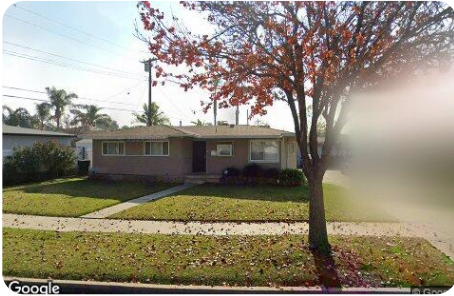


Single Family Residence **RESIDENTIAL**

8634 OUIDA DR

RIVERSIDE, CA 92504

\$587,190 TopHap Estimate · \$399 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,471 ft²

LIVING AREA

0.2 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$587K

\$531K low

\$643K high

Last Sale

\$290,000 · May 5, 2014

Est. Owner Equity

\$274,256

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$6,654 (2025)
Assessed Value	\$362,594
Previous Assessed	\$355,486
Assessor Market Value	\$423,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 11, 2021	Financing	Intrafamily Transfer			
Apr 1, 2014	Resale	Grant Deed	\$290,000	\$197	\$263K
Mar 8, 2013	Financing	Mortgage			\$6.5M
Jul 11, 2011	Resale	Grant Deed	\$146,000	\$99	
Apr 12, 2010	Non-arms-length	Trustees Deed	\$400,588	\$272	
Aug 9, 2006	Financing	Intrafamily Transfer			\$363K
Feb 23, 2005	Quitclaim	Quit Claim Transfer			\$326K
Feb 20, 2004	Quitclaim	Quit Claim Transfer			
Feb 20, 2004	Resale	Grant Deed	\$269,000	\$183	\$215K
Oct 3, 1995	Resale	Grant Deed	\$86,000	\$58	\$86K
Jun 16, 1994	Resale	Trustees Deed	\$93,251	\$63	
Jun 1, 1989	Resale	Grant Deed	\$119,000	\$81	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Monroe Elementary School	Elementary	KG–6	0.1 mi
Chemawa Middle School	Middle	7–8	0.5 mi
Ramona High School	High	9–12	1.2 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 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------