

Single Family Residence **RESIDENTIAL**

8730 NORTHSTAR DR

RIVERSIDE, CA 92508

\$677,332 TopHap Estimate · \$376 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,800 ft²

LIVING AREA

0.11 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$677K

\$659K low

\$696K high

Last Sale

\$455,000 · Jun 8, 2020

Est. Owner Equity

\$106,474

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$5,577 (2025)
Assessed Value	\$507,556
Previous Assessed	\$497,604
Assessor Market Value	\$481,140

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.11
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
May 12, 2020	Resale	Grant Deed	\$455,000	\$253	\$465K
May 17, 2019	Quitclaim	Quit Claim Transfer			\$415K
Dec 4, 2015	Resale	Grant Deed	\$355,000	\$197	\$363K
Jan 28, 2014	Quitclaim	Quit Claim Transfer			
Dec 1, 2010	Financing	Grant Deed			\$234K
Apr 13, 2007	Quitclaim	Quit Claim Transfer			

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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