

Single Family Residence

RESIDENTIAL

8740 NORTHSTAR DR

RIVERSIDE, CA 92508

\$617,750

TopHap Estimate · \$542 / ft² · confidence 95 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,139 ft²

LIVING AREA

0.14 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$618K

\$587K low

\$649K high

Last Sale

\$305,000 · May 21, 2004

Est. Owner Equity

\$342,750

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$4,868 (2025)
Assessed Value	\$442,287
Previous Assessed	\$433,615
Assessor Market Value	\$430,470

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.14
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 21, 2004	Resale	Grant Deed	\$305,000	\$268	\$244K

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	Absentee owner
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