

Single Family Residence **RESIDENTIAL**

# 8919 RANDOLPH ST

RIVERSIDE, CA 92503

**\$580,396** TopHap Estimate · \$449 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**1.8**

BATHS

**1,292 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1975**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$580K**

\$547K low

\$614K high

Est. Owner Equity

**\$555,396**

Loan-to-Value

**4%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,106 (2025) |
| Assessed Value        | \$177,130      |
| Previous Assessed     | \$173,658      |
| Assessor Market Value | \$424,080      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.21                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Terrace Elementary School | Elementary | KG–5   | 0.1 mi   |
| Norte Vista High School   | High       | 9–12   | 0.4 mi   |
| Loma Vista Middle School  | Middle     | 6–8    | 1.9 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

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

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

## OWNERSHIP

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