

Single Family Residence **RESIDENTIAL**

8949 RANDOLPH ST

RIVERSIDE, CA 92503

\$526,518 TopHap Estimate · \$495 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,063 ft²

LIVING AREA

0.2 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$527K

\$515K low

\$539K high

Est. Owner Equity

\$526,518

TAX & ASSESSMENT

Property Tax	\$1,932 (2025)
Assessed Value	\$162,683
Previous Assessed	\$159,495
Assessor Market Value	\$383,580

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 9, 2026	Quitclaim	Quit Claim Transfer			
May 26, 2004	Quitclaim	Quit Claim Transfer			\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrace Elementary School	Elementary	KG–5	0.1 mi
Norte Vista High School	High	9–12	0.3 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 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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