

Single Family Residence **RESIDENTIAL**

8789 RANDOLPH ST

RIVERSIDE, CA 92503

\$531,527 TopHap Estimate · \$535 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

994 ft²

LIVING AREA

0.19 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$532K

\$487K low

\$576K high

Est. Owner Equity

\$391,374

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$1,728 (2025)
Assessed Value	\$138,647
Previous Assessed	\$135,929
Assessor Market Value	\$352,890

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 15, 2025	Financing	Intrafamily Transfer			
May 17, 1994	Resale	Grant Deed	\$80,000	\$80	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrace Elementary School	Elementary	KG–5	0.2 mi
Norte Vista High School	High	9–12	0.4 mi
Loma Vista Middle School	Middle	6–8	2.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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