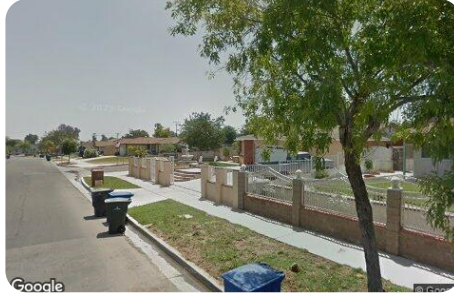


Single Family Residence **RESIDENTIAL**

9640 RANDOLPH ST

RIVERSIDE, CA 92503

\$537,590 TopHap Estimate · \$463 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,161 ft²

LIVING AREA

0.15 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$538K

\$519K low

\$556K high

Est. Owner Equity

\$225,590

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$3,065 (2025)
Assessed Value	\$249,546
Previous Assessed	\$244,654
Assessor Market Value	\$464,130

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 18, 2018	Quitclaim	Quit Claim Transfer			\$190K
Jan 25, 2014	Quitclaim	Quit Claim Transfer			
Apr 4, 2011	Quitclaim	Quit Claim Transfer			
Dec 30, 2008	Resale	Grant Deed	\$190,000	\$164	\$187K
Jul 24, 2008	Non-arms-length	Trustees Deed	\$151,960	\$131	
Jan 11, 2006	Resale	Grant Deed	\$396,000	\$341	\$317K
Jan 11, 2006	Quitclaim	Quit Claim Transfer			
Jan 31, 1996	Quitclaim	Quit Claim Transfer			
Jan 13, 1995	Quitclaim	Quit Claim Transfer			
Nov 15, 1994	Resale	Grant Deed	\$100,000	\$86	\$98K
May 18, 1994	Recorded document	Grant Deed			
Mar 23, 1994	Non-arms-length	Trustees Deed	\$110,308	\$95	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Norte Vista High School	High	9–12	0.1 mi
Terrace Elementary School	Elementary	KG–5	0.2 mi
Loma Vista Middle School	Middle	6–8	1.7 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	Owner occupied
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