

Single Family Residence

RESIDENTIAL

8972 CONWAY DR

RIVERSIDE, CA 92503

\$614,808

TopHap Estimate · \$491 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,253 ft²

LIVING AREA

0.17 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$615K

\$586K low

\$643K high

Last Sale

\$430,000 · May 26, 2021

Est. Owner Equity

\$197,708

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$5,231 (2025)
Assessed Value	\$474,751
Previous Assessed	\$465,443
Assessor Market Value	\$379,710

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 9, 2021	Resale	Grant Deed	\$430,000	\$343	\$417K
Mar 3, 2004	Quitclaim	Quit Claim Transfer			
Jan 21, 2003	Quitclaim	Quit Claim Transfer			
Apr 20, 2001	Resale	Grant Deed	\$26,000	\$21	
Jun 26, 1997	Resale	Grant Deed	\$83,000	\$66	\$83K
Jun 10, 1997	Non-arms-length	Trustees Deed	\$132,591	\$106	
Dec 30, 1993	Quitclaim	Quit Claim Transfer			
Aug 14, 1991	Resale	Grant Deed	\$128,000	\$102	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Andrew Jackson Elementary School	Elementary	KG–6	0.2 mi
Chemawa Middle School	Middle	7–8	1.2 mi
Ramona High School	High	9–12	1.9 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 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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