

Single Family Residence **RESIDENTIAL**

9085 RANDOLPH ST

RIVERSIDE, CA 92503

\$576,101 TopHap Estimate · \$380 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

1,518 ft²

LIVING AREA

0.23 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$576K

\$547K low

\$605K high

Est. Owner Equity

\$124,433

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$6,446 (2025)
Assessed Value	\$529,955
Previous Assessed	\$519,565
Assessor Market Value	\$421,380

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.23
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 17, 2021	Resale	Grant Deed	\$480,000	\$316	\$452K
Mar 25, 2021	Financing	Intrafamily Transfer			
Dec 27, 2019	Non-arms-length	Foreclosure	\$306,500	\$202	
Mar 9, 2015	Quitclaim	Quit Claim Transfer			
Mar 9, 2015	Quitclaim	Quit Claim Transfer			\$100K
Nov 10, 2011	Resale	Grant Deed	\$164,500	\$108	
Mar 7, 2005	Resale	Grant Deed	\$370,000	\$244	\$296K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrace Elementary School	Elementary	KG–5	0.2 mi
Norte Vista High School	High	9–12	0.3 mi
Loma Vista Middle School	Middle	6–8	1.8 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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