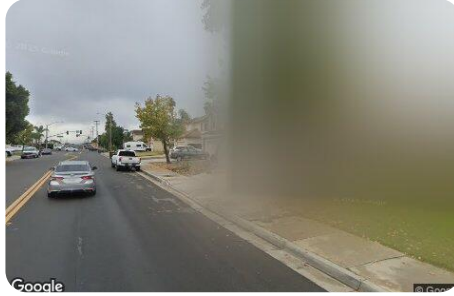


Single Family Residence **RESIDENTIAL**

# 8939 BARTON ST

RIVERSIDE, CA 92508

**\$743,645** TopHap Estimate · \$478 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,557 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1993**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$744K**

\$708K low

\$779K high

Last Sale

**\$640,000 · Apr 11, 2022**

Est. Owner Equity

**\$231,645**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,515 (2025) |
| Assessed Value        | \$692,754      |
| Previous Assessed     | \$679,172      |
| Assessor Market Value | \$557,640      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|----------------------|-----------|--------------------|--------|
| Mar 16, 2022 | Resale          | Grant Deed           | \$640,000 | \$411              | \$512K |
| Oct 29, 2020 | Financing       | Intrafamily Transfer |           |                    |        |
| Sep 4, 2009  | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Jul 1, 2009  | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Jul 1, 2009  | Non-arms-length | Intrafamily Transfer | \$120,000 | \$77               | \$118K |
| Oct 16, 2008 | Resale          | Grant Deed           | \$230,000 | \$148              | \$115K |
| Sep 17, 2008 | Non-arms-length | Trustees Deed        | \$157,000 | \$101              |        |
| Dec 27, 2006 | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Sep 16, 2005 | Resale          | Grant Deed           | \$810,000 | \$520              | \$324K |
| Nov 3, 2005  | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Oct 22, 2002 | Quitclaim       | Quit Claim Transfer  |           |                    | \$118K |
| Jun 24, 1993 | Resale          | Grant Deed           | \$136,000 | \$87               | \$129K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Amelia Earhart Middle School        | Middle     | 7–8    | 0.3 mi   |
| Benjamin Franklin Elementary School | Elementary | KG–6   | 0.5 mi   |
| Martin Luther King High School      | High       | 9–12   | 1.2 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 92508

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>26</b><br>CRIME INDEX | <b>107</b><br>AIR POLLUTION | <b>37,730</b><br>POPULATION | <b>\$129K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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