

Single Family Residence **RESIDENTIAL**

8902 RANDOLPH ST

RIVERSIDE, CA 92503

\$505,948 TopHap Estimate · \$555 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1

BATHS

912 ft²

LIVING AREA

0.17 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$506K

\$464K low

\$548K high

Last Sale

\$470,000 · Nov 2, 2021

Est. Owner Equity

\$106,448

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$6,190 (2025)
Assessed Value	\$508,742
Previous Assessed	\$498,767
Assessor Market Value	\$412,200

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
Oct 13, 2021	Resale	Grant Deed	\$470,000	\$515	\$400K
Jun 22, 2021	Financing	Intrafamily Transfer			
Jun 17, 2021	Resale	Grant Deed	\$355,000	\$389	\$315K
Dec 13, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrace Elementary School	Elementary	KG–5	0.1 mi
Norte Vista High School	High	9–12	0.4 mi
Loma Vista Middle School	Middle	6–8	1.9 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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