

Single Family Residence **RESIDENTIAL**

9450 RANDOLPH ST

RIVERSIDE, CA 92503

\$573,585 TopHap Estimate · \$386 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

2.5
BATHS

1,487 ft²
LIVING AREA

0.18 ac
LOT SIZE

1970
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$574K

\$557K low

\$590K high

Last Sale

\$105,500 · Jul 12, 1995

Est. Owner Equity

\$245,585

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$3,598 (2025)
Assessed Value	\$177,676
Previous Assessed	\$174,193
Assessor Market Value	\$504,540

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.18
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
Oct 18, 2005	Quitclaim	Quit Claim Transfer			\$229K
Oct 19, 2004	Quitclaim	Quit Claim Transfer			\$195K
Nov 25, 2003	Quitclaim	Quit Claim Transfer			
Nov 21, 2003	Financing	Grant Deed			\$165K
Jul 20, 2001	Quitclaim	Quit Claim Transfer			
Sep 4, 1997	Quitclaim	Quit Claim Transfer			
Jul 12, 1995	Resale	Grant Deed	\$105,500	\$71	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrace Elementary School	Elementary	KG–5	0.2 mi
Norte Vista High School	High	9–12	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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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