

Single Family Residence **RESIDENTIAL**

# 8679 CABIN PL

RIVERSIDE, CA 92508

**\$719,591** TopHap Estimate · \$278 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,593 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**2001**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$720K**

\$657K low

\$782K high

Last Sale

**\$710,000 · Nov 5, 2025**

Est. Owner Equity

**\$45,091**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$5,591 (2025)</b> |
| Assessed Value        | <b>\$710,000</b>      |
| Previous Assessed     | <b>\$498,758</b>      |
| Assessor Market Value | <b>\$585,360</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.16</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Tile</b>                    |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Attached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------------|---------------------|-----------|--------------------|--------|
| <b>Oct 13, 2025</b> | Resale          | Grant Deed          | \$710,000 | \$274              | \$675K |
| <b>May 17, 2018</b> | Financing       | Grant Deed          |           |                    | \$276K |
| <b>Apr 19, 2016</b> | Quitclaim       | Quit Claim Transfer |           |                    |        |
| <b>Mar 11, 2015</b> | Resale          | Grant Deed          | \$830,000 | \$320              | \$403K |
| <b>Mar 18, 2015</b> | Quitclaim       | Quit Claim Transfer |           |                    |        |
| <b>Mar 5, 2009</b>  | Quitclaim       | Quit Claim Transfer |           |                    |        |
| <b>Jan 27, 2009</b> | Resale          | Grant Deed          | \$277,000 | \$107              | \$272K |
| <b>Nov 17, 2008</b> | Non-arms-length | Trustees Deed       | \$286,000 | \$110              |        |
| <b>Sep 10, 2001</b> | Resale          | Grant Deed          | \$229,000 | \$88               | \$192K |

## ASSIGNED SCHOOLS

| SCHOOL                                   | LEVEL      | GRADES | DISTANCE |
|------------------------------------------|------------|--------|----------|
| <b>John F. Kennedy Elementary School</b> | Elementary | KG–6   | 0.5 mi   |
| <b>Martin Luther King High School</b>    | High       | 9–12   | 0.7 mi   |

|                                     |        |     |        |
|-------------------------------------|--------|-----|--------|
| <b>Amelia Earhart Middle School</b> | Middle | 7–8 | 0.9 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 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 | <b>Owner occupied</b> |
|-----------|-----------------------|