

Single Family Residence **RESIDENTIAL**

8746 RANDOLPH ST

RIVERSIDE, CA 92503

\$643,614 TopHap Estimate · \$372 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,729 ft²

LIVING AREA

0.16 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$644K

\$625K low

\$662K high

Last Sale

\$149,500 · Dec 12, 2002

Est. Owner Equity

\$456,114

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$3,648 (2025)
Assessed Value	\$297,862
Previous Assessed	\$292,022
Assessor Market Value	\$414,360

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 2, 2006	Quitclaim	Quit Claim Transfer			\$215K
Mar 17, 2003	Quitclaim	Quit Claim Transfer			
Dec 12, 2002	Resale	Grant Deed	\$149,500	\$86	\$142K
Aug 19, 2002	Resale	Grant Deed	\$63,000	\$36	\$37K
Jan 17, 2001	Resale	Grant Deed	\$83,000	\$48	

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	2.0 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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