

Single Family Residence **RESIDENTIAL**

8613 RANDOLPH ST

RIVERSIDE, CA 92503

\$432,248 TopHap Estimate · \$394 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,097 ft²

LIVING AREA

0.2 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$432K

\$410K low

\$455K high

Last Sale

\$345,000 · Feb 4, 2020

Est. Owner Equity

\$92,188

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$4,610 (2025)
Assessed Value	\$384,842
Previous Assessed	\$377,298
Assessor Market Value	\$384,120

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 10, 2021	Financing	Intrafamily Transfer			\$340K
Dec 26, 2019	Resale	Grant Deed	\$345,000	\$314	\$328K
Nov 15, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrace Elementary School	Elementary	KG–5	0.2 mi
Norte Vista High School	High	9–12	0.5 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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