

Single Family Residence **RESIDENTIAL**

8622 RANDOLPH ST

RIVERSIDE, CA 92503

\$536,701 TopHap Estimate · \$486 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,104 ft²

LIVING AREA

0.16 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$537K

\$508K low

\$566K high

Last Sale

\$350,000 · Jan 31, 2019

Est. Owner Equity

\$100,861

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$4,772 (2025)
Assessed Value	\$398,235
Previous Assessed	\$390,427
Assessor Market Value	\$390,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.16
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
Jan 11, 2019	Resale	Grant Deed	\$350,000	\$317	\$344K
Aug 22, 2018	Resale	Grant Deed	\$255,000	\$231	\$230K
Jul 14, 2018	Recorded document	Grant Deed			
Nov 15, 2004	Financing	Grant Deed			\$186K
Jan 5, 2001	Resale	Grant Deed	\$120,000	\$109	\$110K
May 12, 2000	Resale	Grant Deed	\$69,000	\$63	\$38K
Aug 6, 1999	Non-arms-length	Trustees Deed	\$74,520	\$68	

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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