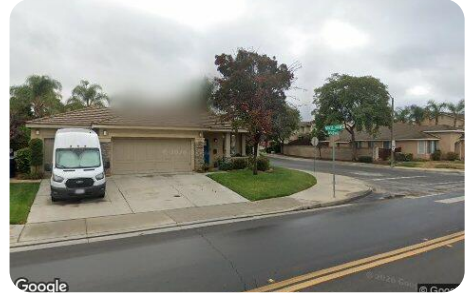


Single Family Residence **RESIDENTIAL**

# 8870 BARTON ST

RIVERSIDE, CA 92508

**\$714,512** TopHap Estimate · \$313 / ft² · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2.8**

BATHS

**2,283 ft²**

LIVING AREA

**0.17 ac**

LOT SIZE

**2001**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$715K**

\$682K low

\$747K high

Last Sale

**\$435,000 · Dec 29, 2016**

Est. Owner Equity

**\$101,432**

Loan-to-Value

**82%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$7,195 (2025)</b> |
| Assessed Value        | <b>\$569,005</b>      |
| Previous Assessed     | <b>\$557,849</b>      |
| Assessor Market Value | <b>\$535,140</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.17</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>Yes</b>                     |

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------------|---------------------|-----------|--------------------|--------|
| <b>Dec 19, 2016</b> | Resale          | Grant Deed          | \$435,000 | \$191              | \$392K |
| <b>Jul 11, 2016</b> | Resale          | Grant Deed          | \$372,319 | \$163              |        |
| <b>Jun 27, 2016</b> | Quitclaim       | Quit Claim Transfer |           |                    |        |
| <b>Mar 21, 2016</b> | Non-arms-length | Trustees Deed       | \$395,000 | \$173              |        |
| <b>Feb 9, 2001</b>  | Resale          | Grant Deed          | \$201,500 | \$88               | \$191K |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| <b>Amelia Earhart Middle School</b>   | Middle     | 7–8    | 0.2 mi   |
| <b>Tomas Rivera Elementary School</b> | Elementary | KG–6   | 0.4 mi   |
| <b>Martin Luther King High School</b> | High       | 9–12   | 1.3 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> |
|-----------|-----------------------|