

Single Family Residence **RESIDENTIAL**

# 8746 OUIDA DR

RIVERSIDE, CA 92503

**\$578,331** TopHap Estimate · \$376 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**1.8**

BATHS

**1,540 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1962**

YEAR BUILT

**1**

STORIES

**4**

PARKING

## VALUATION

**\$578K**

\$549K low

\$608K high

Est. Owner Equity

**\$578,331**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$949 (2025) |
| Assessed Value        | \$88,348     |
| Previous Assessed     | \$86,616     |
| Assessor Market Value | \$782,010    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| 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 <sup>2</sup> | LOAN |
|-------------|-----------|---------------------|-------|--------------------|------|
| Oct 6, 2003 | Quitclaim | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Monroe Elementary School | Elementary | KG–6   | 0.3 mi   |
| Chemawa Middle School    | Middle     | 7–8    | 0.4 mi   |
| Arlington High School    | High       | 9–12   | 1.4 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 92503

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>57</div> <div>CRIME INDEX</div> | <div>105</div> <div>AIR POLLUTION</div> | <div>96,024</div> <div>POPULATION</div> | <div>\$87K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|