

Single Family Residence **RESIDENTIAL**

8788 RANDOLPH ST

RIVERSIDE, CA 92503

\$411,747 TopHap Estimate · \$451 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1

BATHS

912 ft²

LIVING AREA

0.18 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$412K

\$376K low

\$448K high

Last Sale

\$370,000 · Apr 2, 2021

Est. Owner Equity

\$48,449

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$4,981 (2025)
Assessed Value	\$408,505
Previous Assessed	\$400,496
Assessor Market Value	\$327,330

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	RIVERSIDE
Lot (acres)	0.18
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
Mar 26, 2021	Resale	Grant Deed	\$370,000	\$406	\$363K
Jan 8, 2019	Resale	Grant Deed	\$315,000	\$345	\$236K
May 10, 2016	Resale	Grant Deed	\$260,000	\$285	\$255K
Oct 19, 1994	Resale	Grant Deed	\$80,500	\$88	\$79K
Jan 11, 1994	Non-arms-length	Trustees Deed	\$90,080	\$99	

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	1.9 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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