

Single Family Residence **RESIDENTIAL**

# 8468 SHALIMAR PL

RIVERSIDE, CA 92504

**\$458,070** TopHap Estimate · \$458 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,000 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1976**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$458K**

\$433K low

\$483K high

Est. Owner Equity

**\$284,070**

Loan-to-Value

**34%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,866 (2025) |
| Assessed Value        | \$349,212      |
| Previous Assessed     | \$342,366      |
| Assessor Market Value | \$379,710      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.19                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-------|--------------------|--------|
| Sep 16, 2016 | Financing         | Intrafamily Transfer |       |                    | \$174K |
| Jul 19, 2005 | Recorded document | Affidavit Of Death   |       |                    |        |
| Jul 19, 2005 | Quitclaim         | Quit Claim Transfer  |       |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Arlington High School       | High       | 9–12   | 0.8 mi   |
| Hawthorne Elementary School | Elementary | KG–6   | 1.1 mi   |
| Chemawa Middle School       | Middle     | 7–8    | 1.1 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 92504

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>56,759</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|