

Single Family Residence **RESIDENTIAL**

# 8262 PLAINVIEW ST

RIVERSIDE, CA 92508

**\$703,320** TopHap Estimate · \$278 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**4**

BEDS

**2.8**

BATHS

**2,532 ft<sup>2</sup>**

LIVING AREA

**3,920 ft<sup>2</sup>**

LOT SIZE

**2018**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$703K**

\$691K low

\$716K high

Last Sale

**\$485,500 · Oct 4, 2019**

Est. Owner Equity

**\$230,170**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,970 (2025) |
| Assessed Value        | \$541,200      |
| Previous Assessed     | \$530,589      |
| Assessor Market Value | \$551,250      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.09                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Sep 26, 2019 | Resale | Grant Deed | \$485,500 | \$192              | \$460K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Benjamin Franklin Elementary School | Elementary | KG–6   | 0.5 mi   |
| Amelia Earhart Middle School        | Middle     | 7–8    | 1.1 mi   |
| Martin Luther King 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 92508

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>26</div> <div>CRIME INDEX</div> | <div>107</div> <div>AIR POLLUTION</div> | <div>37,730</div> <div>POPULATION</div> | <div>\$129K</div> <div>MEDIAN IN-COME</div> | <div>63°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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