

Single Family Residence **RESIDENTIAL**

8252 PLAINVIEW ST

RIVERSIDE, CA 92508

\$752,060 TopHap Estimate · \$281 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

2,674 ft²

LIVING AREA

3,920 ft²

LOT SIZE

2018

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$752K

\$722K low

\$782K high

Last Sale

\$730,000 · Feb 20, 2025

Est. Owner Equity

\$73,160

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$9,277 (2025)
Assessed Value	\$744,600
Previous Assessed	\$648,374
Assessor Market Value	\$531,450

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 ²	LOAN
Jan 27, 2025	Resale	Grant Deed	\$730,000	\$273	\$679K
Apr 16, 2024	Financing	Re-Recorded Document			\$548K
Apr 16, 2021	Resale	Grant Deed	\$599,000	\$224	\$548K
Oct 15, 2019	Resale	Grant Deed	\$474,000	\$177	\$426K

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

26 CRIME INDEX	107 AIR POLLUTION	37,730 POPULATION	\$129K MEDIAN IN-COME	63°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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