

Single Family Residence **RESIDENTIAL**

8949 CHRISTOPHER PL

RIVERSIDE, CA 92503

\$651,865 TopHap Estimate · \$434 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

1.8
BATHS

1,502 ft²
LIVING AREA

0.16 ac
LOT SIZE

1964
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$652K

\$632K low

\$671K high

Last Sale

\$320,000 · Aug 8, 2014

Est. Owner Equity

\$282,365

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$4,333 (2025)
Assessed Value	\$392,150
Previous Assessed	\$384,461
Assessor Market Value	\$483,840

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 6, 2014	Resale	Grant Deed	\$320,000	\$213	\$314K
Mar 24, 2014	Resale	Grant Deed	\$250,000	\$166	
Mar 19, 2014	Quitclaim	Quit Claim Transfer			
Jan 23, 2007	Quitclaim	Quit Claim Transfer			\$289K
Dec 6, 2004	Quitclaim	Quit Claim Transfer			\$228K
Nov 12, 2003	Quitclaim	Quit Claim Transfer			\$204K
Nov 21, 2001	Quitclaim	Quit Claim Transfer			
Nov 21, 2001	Resale	Grant Deed	\$160,000	\$107	\$157K
May 28, 1993	Quitclaim	Quit Claim Transfer			\$138K
Aug 29, 1991	Resale	Grant Deed	\$134,500	\$90	\$137K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Andrew Jackson Elementary School	Elementary	KG–6	0.4 mi
Chemawa Middle School	Middle	7–8	0.7 mi
Ramona High School	High	9–12	1.6 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

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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