

Single Family Residence **RESIDENTIAL**

8311 RANDOLPH ST

RIVERSIDE, CA 92503

\$420,464 TopHap Estimate · \$183 / ft² · confidence 97 · as of Jul 14, 2026



9

BEDS

5.8

BATHS

2,297 ft²

LIVING AREA

0.34 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$420K

\$407K low

\$434K high

Last Sale

\$140,000 · Mar 18, 2009

Est. Owner Equity

\$265,964

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$4,962 (2025)
Assessed Value	\$406,817
Previous Assessed	\$398,841

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.34
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 2, 2009	Resale	Grant Deed	\$140,000	\$61	\$137K
Mar 4, 2009	Quitclaim	Quit Claim Transfer			
Jul 20, 2005	Financing	Grant Deed			\$262K
Mar 19, 2004	Resale	Grant Deed	\$240,000	\$104	\$228K
Feb 24, 2004	Recorded document	Grant Deed			
Nov 6, 2003	Resale	Grant Deed	\$114,000	\$50	\$108K
Nov 6, 2003	Quitclaim	Quit Claim Transfer			
May 2, 2003	Foreclosure sale	Trustees Deed	\$144,839	\$63	
Aug 2, 2002	Resale	Grant Deed	\$136,000	\$59	\$134K
Jul 10, 2002	Foreclosure sale	Trustees Deed	\$47,223	\$21	
Jan 31, 2001	Resale	Grant Deed	\$73,500	\$32	\$70K
Oct 4, 2000	Resale	Trustees Deed	\$50,000	\$22	
Mar 29, 1991	Resale	Grant Deed	\$80,000	\$35	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrace Elementary School	Elementary	KG–5	0.4 mi
Norte Vista High School	High	9–12	0.7 mi
Loma Vista Middle School	Middle	6–8	2.2 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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