

Condominium

RESIDENTIAL

8945 PADDINGTON DR

RIVERSIDE, CA 92503

\$465,266 TopHap Estimate · \$409 / ft² · confidence 99 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,137 ft²

LIVING AREA

1,742 ft²

LOT SIZE

1985

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$465K

\$460K low

\$471K high

Last Sale

\$360,000 · Apr 16, 2021

Est. Owner Equity

\$31,406

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$4,301 (2025)
Assessed Value	\$397,465
Previous Assessed	\$389,673
Assessor Market Value	\$413,010

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.04
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 7, 2021	Resale	Grant Deed	\$360,000	\$317	\$363K
Feb 19, 2019	Resale	Grant Deed	\$309,000	\$272	\$316K
Sep 7, 2018	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	0.3 mi
Hawthorne Elementary School	Elementary	KG–6	0.3 mi
Chemawa Middle School	Middle	7–8	0.6 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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