

Condominium

RESIDENTIAL

8949 PADDINGTON DR

RIVERSIDE, CA 92503

\$493,608 TopHap Estimate · \$398 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,240 ft²

LIVING AREA

1,742 ft²

LOT SIZE

1985

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$494K

\$476K low

\$512K high

Est. Owner Equity

\$300,508

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$2,218 (2025)
Assessed Value	\$206,000
Previous Assessed	\$201,962
Assessor Market Value	\$403,020

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	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 7, 2011	Recorded document	Affidavit Of Death			
Oct 27, 2010	Quitclaim	Quit Claim Transfer			
Oct 27, 2010	Quitclaim	Quit Claim Transfer			
Mar 21, 2005	Quitclaim	Quit Claim Transfer			
Jan 10, 1991	Resale	Grant Deed	\$113,000	\$91	\$115K
May 1, 1989	Non-arms-length	Grant Deed	\$12,000	\$10	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hawthorne Elementary School	Elementary	KG–6	0.3 mi
Arlington High School	High	9–12	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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