

Single Family Residence **RESIDENTIAL**

# 8804 WINDMILL PL

RIVERSIDE, CA 92508

**\$885,745** TopHap Estimate · \$219 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**5**  
BEDS

**4.5**  
BATHS

**4,046 ft<sup>2</sup>**  
LIVING AREA

**0.31 ac**  
LOT SIZE

**2001**  
YEAR BUILT

**2**  
STORIES

**3**  
PARKING

## VALUATION

**\$886K**

\$852K low

\$920K high

Last Sale

**\$864,000 · Sep 8, 2022**

Est. Owner Equity

**\$133,745**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,029 (2025) |
| Assessed Value        | \$916,645       |
| Previous Assessed     | \$898,673       |
| Assessor Market Value | \$790,470       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.31                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Jul 29, 2022 | Resale    | Grant Deed           | \$864,000 | \$214              | \$752K |
| Aug 10, 2022 | Financing | Intrafamily Transfer |           |                    |        |
| Jul 29, 2022 | Financing | Intrafamily Transfer |           |                    |        |
| Jan 2, 2014  | Resale    | Grant Deed           | \$550,000 | \$136              |        |
| Jan 30, 2012 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Sep 26, 2003 | Resale    | Grant Deed           | \$525,000 | \$130              | \$322K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Martin Luther King High School    | High       | 9–12   | 0.5 mi   |
| John F. Kennedy Elementary School | Elementary | KG–6   | 0.5 mi   |
| Amelia Earhart Middle School      | Middle     | 7–8    | 1.2 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>26</b><br>CRIME INDEX | <b>107</b><br>AIR POLLUTION | <b>37,730</b><br>POPULATION | <b>\$129K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|