

Single Family Residence **RESIDENTIAL**

8310 RANDOLPH ST

RIVERSIDE, CA 92503

\$425,775 TopHap Estimate · \$467 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1

BATHS

912 ft²

LIVING AREA

0.17 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$426K

\$387K low

\$464K high

Last Sale

\$157,500 · Aug 25, 2005

Est. Owner Equity

\$53,679

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$5,263 (2025)
Assessed Value	\$439,052
Previous Assessed	\$430,445
Assessor Market Value	\$321,930

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 25, 2005	Resale	Grant Deed	\$157,500	\$173	\$252K
Apr 2, 2004	Quitclaim	Quit Claim Transfer			
Mar 22, 2004	Quitclaim	Quit Claim Transfer			\$149K
Apr 24, 2003	Quitclaim	Quit Claim Transfer			\$105K
Apr 8, 1997	Resale	Grant Deed	\$81,000	\$89	\$81K
Jan 14, 1997	Resale	Grant Deed	\$17,000	\$19	
Feb 7, 1995	Non-arms-length	Trustees Deed	\$108,085	\$119	
Jul 31, 1991	Resale	Grant Deed	\$97,500	\$107	\$98K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrace Elementary School	Elementary	KG–5	0.3 mi
Norte Vista High School	High	9–12	0.6 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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