

Single Family Residence **RESIDENTIAL**

# 8303 PLAINVIEW ST

RIVERSIDE, CA 92508

**\$744,584** TopHap Estimate · \$320 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**3.5**

BATHS

**2,324 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$745K**

\$730K low

\$760K high

Last Sale

**\$246,500 · Aug 29, 2002**

Est. Owner Equity

**\$475,584**

Loan-to-Value

**36%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$974 (2025) |
| Assessed Value        | \$90,544     |
| Previous Assessed     | \$88,770     |
| Assessor Market Value | \$587,160    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|-------------|-----------|---------------------|-------|--------------------|------|
| Nov 4, 2007 | Quitclaim | Quit Claim Transfer |       |                    |      |
| Nov 4, 2007 | Quitclaim | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Benjamin Franklin Elementary School | Elementary | KG–6   | 0.5 mi   |
| Amelia Earhart Middle School        | Middle     | 7–8    | 1.1 mi   |
| Martin Luther King High School      | High       | 9–12   | 1.3 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> |
|-----------|-----------------------|