

Single Family Residence **RESIDENTIAL**

# 8514 TODD CT

RIVERSIDE, CA 92508

**\$754,289** TopHap Estimate · \$343 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026

**4**  
BEDS

**2.8**  
BATHS

**2,200 ft<sup>2</sup>**  
LIVING AREA

**0.29 ac**  
LOT SIZE

**1991**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$754K**

\$735K low

\$773K high

Last Sale

\$725,000 · Aug 29, 2024

Est. Owner Equity

\$65,539

Loan-to-Value

91%

## TAX & ASSESSMENT

Property Tax

\$8,112 (2025)

Assessed Value

\$739,499

Previous Assessed

\$725,000

Assessor Market Value

\$549,180

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.29                    |
| 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 25, 2024 | Resale | Grant Deed | \$725,000 | \$330              | \$689K |
| Sep 29, 2011 | Resale | Grant Deed | \$241,000 | \$110              | \$133K |
| Sep 12, 2002 | Resale | Grant Deed | \$245,227 | \$111              | \$196K |
| Jun 30, 2000 | Resale | Grant Deed | \$205,000 | \$93               | \$195K |
| Jul 26, 1991 | Resale | Grant Deed | \$185,000 | \$84               | \$175K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Amelia Earhart Middle School   | Middle     | 7–8    | 0.5 mi   |
| Tomas Rivera Elementary School | Elementary | KG–6   | 0.6 mi   |
| Martin Luther King High School | High       | 9–12   | 1.8 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> |
|-----------|-----------------------|