

Single Family Residence **RESIDENTIAL**

8794 ASPEN CT

RIVERSIDE, CA 92508

\$729,524 TopHap Estimate · \$359 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,032 ft²

LIVING AREA

0.21 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$730K

\$680K low

\$779K high

Last Sale

\$725,000 · Jan 25, 2024

Est. Owner Equity

\$40,774

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$4,317 (2025)
Assessed Value	\$398,755
Previous Assessed	\$390,937
Assessor Market Value	\$652,590

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.21
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 23, 2024	Resale	Grant Deed	\$725,000	\$357	\$689K
Jul 29, 2016	Quitclaim	Quit Claim Transfer			
Sep 18, 2013	Quitclaim	Quit Claim Transfer			
May 2, 2013	Quitclaim	Quit Claim Transfer			
Feb 22, 2013	Quitclaim	Quit Claim Transfer			
Dec 18, 2012	Resale	Grant Deed	\$321,000	\$158	\$250K
Dec 18, 2012	Quitclaim	Quit Claim Transfer			
Aug 27, 2009	Resale	Grant Deed	\$320,000	\$157	\$314K
Dec 21, 2001	Resale	Grant Deed	\$220,000	\$108	\$209K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Benjamin Franklin Elementary School	Elementary	KG–6	0.2 mi
Amelia Earhart Middle School	Middle	7–8	0.8 mi

Martin Luther King High School	High	9–12	0.8 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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------