

Single Family Residence **RESIDENTIAL**

8942 CONWAY DR

RIVERSIDE, CA 92503

\$653,593 TopHap Estimate · \$378 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

1.8
BATHS

1,730 ft²
LIVING AREA

0.17 ac
LOT SIZE

1958
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$654K

\$632K low

\$675K high

Last Sale

\$507,000 · May 17, 2021

Est. Owner Equity

\$9,293

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$6,079 (2025)
Assessed Value	\$559,764
Previous Assessed	\$548,790
Assessor Market Value	\$447,570

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 29, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Mar 29, 2021	Resale	Grant Deed	\$507,000	\$293	\$411K
Mar 29, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Apr 1, 2016	Quitclaim	Quit Claim Transfer			
Nov 6, 2015	Financing	Intrafamily Transfer			
Nov 6, 2015	Quitclaim	Quit Claim Transfer			
May 31, 2013	Quitclaim	Quit Claim Transfer			
Jun 14, 2010	Quitclaim	Quit Claim Transfer			
Jun 2, 2010	Resale	Grant Deed	\$165,000	\$95	\$162K
Dec 6, 2005	Quitclaim	Quit Claim Transfer			
Nov 22, 2005	Financing	Intrafamily Transfer			\$45K
Nov 18, 2004	Quitclaim	Quit Claim Transfer			

Nov 18, 2004	Quitclaim	Quit Claim Transfer			\$200K
Nov 18, 2004	Quitclaim	Quit Claim Transfer			
Sep 20, 2001	Resale	Grant Deed	\$145,000	\$84	\$143K
Aug 31, 1993	Quitclaim	Quit Claim Transfer			\$105K
May 1, 1990	Resale	Grant Deed	\$112,000	\$65	\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Andrew Jackson Elementary School	Elementary	KG–6	0.2 mi
Chemawa Middle School	Middle	7–8	1.2 mi
Ramona High School	High	9–12	1.9 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 92503

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
-------------------	----------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

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