

Single Family Residence **RESIDENTIAL**

8902 DOUGLAS FIR CIR

RIVERSIDE, CA 92508

\$803,075 TopHap Estimate · \$266 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,014 ft²

LIVING AREA

0.21 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$803K

\$773K low

\$833K high

Last Sale

\$790,000 · May 13, 2022

Est. Owner Equity

\$171,075

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$10,433 (2025)
Assessed Value	\$855,119
Previous Assessed	\$838,353
Assessor Market Value	\$652,230

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
Apr 15, 2022	Financing	Intrafamily Transfer			
Apr 15, 2022	Resale	Grant Deed	\$790,000	\$262	\$632K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Amelia Earhart Middle School	Middle	7–8	0.1 mi
Tomas Rivera Elementary School	Elementary	KG–6	0.2 mi
Martin Luther King High School	High	9–12	1.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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