

Single Family Residence **RESIDENTIAL**

8654 OUIDA DR

RIVERSIDE, CA 92504

\$534,001 TopHap Estimate · \$476 / ft² · confidence 82 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,122 ft²

LIVING AREA

0.16 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$534K

\$437K low

\$631K high

Est. Owner Equity

\$447,001

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$2,597 (2025)
Assessed Value	\$232,628
Previous Assessed	\$228,068
Assessor Market Value	\$357,840

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	RIVERSIDE
Lot (acres)	0.16
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
Jul 1, 2002	Quitclaim	Quit Claim Transfer			
Jan 31, 1992	Resale	Grant Deed	\$130,000	\$116	\$130K
Jul 1, 1990	Non-arms-length	Grant Deed	\$13,000	\$12	
Apr 1, 1989	Recorded document	Trustees Deed			
Apr 1, 1989	Resale	Trustees Deed	\$105,000	\$94	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Monroe Elementary School	Elementary	KG–6	0.1 mi
Chemawa Middle School	Middle	7–8	0.5 mi
Ramona High School	High	9–12	1.2 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 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K MEDIAN IN-COME	64°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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