

Single Family Residence **RESIDENTIAL**

8500 CONWAY DR

RIVERSIDE, CA 92504

\$680,538 TopHap Estimate · \$442 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,540 ft²

LIVING AREA

0.21 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$681K

\$654K low

\$707K high

Last Sale

\$525,000 · May 14, 2021

Est. Owner Equity

\$208,091

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$6,372 (2025)
Assessed Value	\$579,638
Previous Assessed	\$568,274
Assessor Market Value	\$464,850

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.21
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
Apr 19, 2021	Resale	Grant Deed	\$525,000	\$341	\$472K
May 25, 2016	Resale	Grant Deed	\$340,000	\$221	\$334K
Apr 14, 2010	Resale	Grant Deed	\$189,000	\$123	\$186K
May 7, 2010	Recorded document	Grant Deed			
Jun 19, 2006	Resale	Grant Deed	\$445,000	\$289	\$356K
Feb 23, 1995	Quitclaim	Quit Claim Transfer			
Feb 1, 1990	Resale	Grant Deed	\$45,000	\$29	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Adams Elementary School	Elementary	KG–6	0.2 mi
Ramona High School	High	9–12	1.4 mi
Sierra Middle School	Middle	7–8	1.7 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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