

Single Family Residence

RESIDENTIAL

8761 NORTHSTAR DR

RIVERSIDE, CA 92508

\$596,762 TopHap Estimate · \$524 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,139 ft²

LIVING AREA

0.12 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$597K

\$568K low

\$625K high

Last Sale

\$420,000 · Feb 16, 2021

Est. Owner Equity

\$184,370

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$5,100 (2025)
Assessed Value	\$463,711
Previous Assessed	\$454,619
Assessor Market Value	\$412,560

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.12
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 19, 2022	Financing	Intrafamily Transfer			
Feb 1, 2021	Resale	Grant Deed	\$420,000	\$369	\$412K
Jan 5, 2015	Financing	Grant Deed			\$188K
Dec 6, 2013	Quitclaim	Quit Claim Transfer			
Dec 6, 2013	Quitclaim	Quit Claim Transfer			\$185K
Feb 6, 2012	Non-arms-length	Trustees Deed	\$168,200	\$148	
Apr 5, 2006	Resale	Grant Deed	\$420,000	\$369	\$336K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Benjamin Franklin Elementary School	Elementary	KG–6	0.2 mi
Amelia Earhart Middle School	Middle	7–8	0.5 mi
Martin Luther King High School	High	9–12	1.1 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
-----------	-----------------------