

Single Family Residence **RESIDENTIAL**

# 8979 BARTON ST

RIVERSIDE, CA 92508

**\$659,011** TopHap Estimate · \$423 / ft² · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,557 ft²**

LIVING AREA

**0.14 ac**

LOT SIZE

**1989**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$659K**

\$641K low

\$677K high

Last Sale

**\$420,000 · Oct 29, 2018**

Est. Owner Equity

**\$256,011**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$5,254 (2025)</b> |
| Assessed Value        | <b>\$477,769</b>      |
| Previous Assessed     | <b>\$468,402</b>      |
| Assessor Market Value | <b>\$479,250</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.14</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Tile</b>                    |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Attached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|---------------------|-----------|--------------------|--------|
| <b>Oct 4, 2018</b>  | Resale            | Grant Deed          | \$420,000 | \$270              | \$412K |
| <b>Jun 22, 2016</b> | Resale            | Grant Deed          | \$355,000 | \$228              | \$349K |
| <b>Jan 22, 2009</b> | Resale            | Grant Deed          | \$221,000 | \$142              | \$221K |
| <b>Aug 20, 2008</b> | Non-arms-length   | Trustees Deed       | \$377,637 | \$243              |        |
| <b>Dec 28, 2005</b> | Resale            | Grant Deed          | \$428,000 | \$275              | \$342K |
| <b>Feb 2, 2006</b>  | Recorded document | Grant Deed          |           |                    |        |
| <b>Nov 3, 1998</b>  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Sep 19, 1997</b> | Resale            | Grant Deed          | \$126,000 | \$81               | \$125K |
| <b>Jun 29, 1993</b> | Resale            | Grant Deed          | \$136,000 | \$87               | \$122K |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| <b>Amelia Earhart Middle School</b>        | Middle     | 7–8    | 0.3 mi   |
| <b>Benjamin Franklin Elementary School</b> | Elementary | KG–6   | 0.5 mi   |

|                                |      |      |        |
|--------------------------------|------|------|--------|
| Martin Luther King 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 92508

|                   |                      |                      |                          |                  |                 |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|
| 26<br>CRIME INDEX | 107<br>AIR POLLUTION | 37,730<br>POPULATION | \$129K<br>MEDIAN IN-COME | 63°F<br>AVG TEMP | 68%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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