

Single Family Residence **RESIDENTIAL**

8603 NORTHSTAR DR

RIVERSIDE, CA 92508

\$583,783 TopHap Estimate · \$513 / ft² · confidence 99 · 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

\$584K

\$577K low

\$590K high

Last Sale

\$250,000 · Dec 6, 2013

Est. Owner Equity

\$370,783

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$3,379 (2025)
Assessed Value	\$312,579
Previous Assessed	\$306,451
Assessor Market Value	\$391,410

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
Jan 14, 2015	Financing	Intrafamily Transfer			\$213K
Nov 26, 2013	Resale	Grant Deed	\$250,000	\$219	\$200K
Sep 25, 2013	Quitclaim	Quit Claim Transfer			
Mar 15, 2005	Quitclaim	Quit Claim Transfer			
Mar 15, 2005	Financing	Intrafamily Transfer			\$51K
May 25, 2006	Resale	Grant Deed	\$403,000	\$354	\$322K
May 25, 2006	Quitclaim	Quit Claim Transfer			
Jul 17, 2001	Resale	Grant Deed	\$170,000	\$149	\$167K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Benjamin Franklin Elementary School	Elementary	KG–6	0.1 mi
Amelia Earhart Middle School	Middle	7–8	0.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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