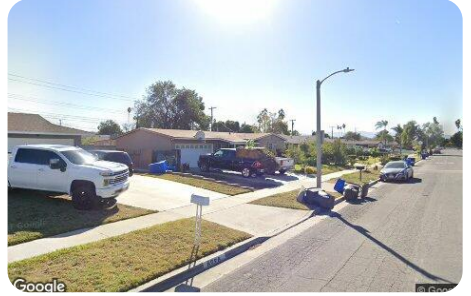


Single Family Residence **RESIDENTIAL**

8778 CONWAY DR

RIVERSIDE, CA 92503

\$590,295 TopHap Estimate · \$462 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

1,278 ft²

LIVING AREA

0.18 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$590K

\$544K low

\$636K high

Last Sale

\$345,000 · Mar 25, 2020

Est. Owner Equity

\$262,545

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$4,176 (2025)
Assessed Value	\$384,846
Previous Assessed	\$377,301
Assessor Market Value	\$387,810

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 28, 2020	Resale	Grant Deed	\$345,000	\$270	\$328K
Apr 8, 2015	Quitclaim	Quit Claim Transfer			
Nov 3, 2014	Quitclaim	Quit Claim Transfer			\$140K
Jul 23, 2004	Quitclaim	Quit Claim Transfer			
Jul 23, 2004	Resale	Grant Deed	\$95,000	\$74	\$75K
May 26, 2004	Recorded document	Grant Deed			
Mar 19, 2001	Recorded document	Grant Deed			
Nov 1, 1989	Resale	Trustees Deed	\$98,000	\$77	
Nov 1, 1989	Quitclaim	Quit Claim Transfer			\$76K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Andrew Jackson Elementary School	Elementary	KG–6	0.4 mi
Chemawa Middle School	Middle	7–8	1.2 mi
Ramona High School	High	9–12	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 92503

57

CRIME INDEX

105

AIR POLLUTION

96,024

POPULATION

\$87K

MEDIAN IN-COME

64°F

AVG TEMP

68%

SUNSHINE

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

OWNERSHIP

Occupancy

Owner occupied