

Single Family Residence **RESIDENTIAL**

8804 CONWAY DR

RIVERSIDE, CA 92503

\$605,465 TopHap Estimate · \$474 / ft² · confidence 88 · 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

\$605K

\$533K low

\$678K high

Last Sale

\$125,000 · Oct 21, 2009

Est. Owner Equity

\$460,465

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$3,635 (2025)
Assessed Value	\$164,559
Previous Assessed	\$161,333
Assessor Market Value	\$397,440

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
Sep 18, 2009	Resale	Grant Deed	\$125,000	\$98	\$123K
Jul 15, 2009	Non-arms-length	Trustees Deed	\$384,672	\$301	
Mar 16, 2006	Resale	Grant Deed	\$400,000	\$313	\$320K
Dec 7, 2004	Quitclaim	Quit Claim Transfer			\$284K
May 14, 2003	Quitclaim	Quit Claim Transfer			\$180K
Oct 31, 2001	Resale	Grant Deed	\$156,000	\$122	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Andrew Jackson Elementary School	Elementary	KG–6	0.3 mi
Chemawa Middle School	Middle	7–8	1.2 mi
Ramona High School	High	9–12	1.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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