

Single Family Residence **RESIDENTIAL**

260 RUNNING RIDGE TRL

OJAI, CA 93023

\$3,478,099 TopHap Estimate · \$1,099 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

3
BATHS

3,164 ft²
LIVING AREA

2.15 ac
LOT SIZE

1974
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$3.5M

\$3.2M low

\$3.8M high

Last Sale

\$2,725,000 · Nov 4, 2020

Est. Owner Equity

\$1,379,849

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$34,439 (2025)
Assessed Value	\$3,008,618
Previous Assessed	\$2,949,626

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	VENTURA
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	Yes

Deck · 132 ft²

Patio · 299 ft²

Porch · 503 ft²

CLIMATE RISK

56 FLOOD	92 WILDFIRE	40 HEAT	46 STORM	66 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 23, 2020	Resale	Grant Deed	\$2,725,000	\$861	\$2.1M
Mar 31, 2014	Resale	Grant Deed	\$1,377,000	\$435	
Apr 1, 2008	Quitclaim	Quit Claim Transfer			
Oct 31, 2006	Non-arms-length	Grant Deed	\$675,000	\$213	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Nordhoff Junior High School	Middle	7–8	1.3 mi
Nordhoff High School	High	9–12	1.3 mi
Mira Monte Elementary School	Elementary	KG–6	2.1 mi

District: Ojai 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.

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 NEIGHBORHOOD · ZIP 93023

139 CRIME INDEX	106 AIR POLLUTION	20,715 POPULATION	\$88K MEDIAN IN-COME	54°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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