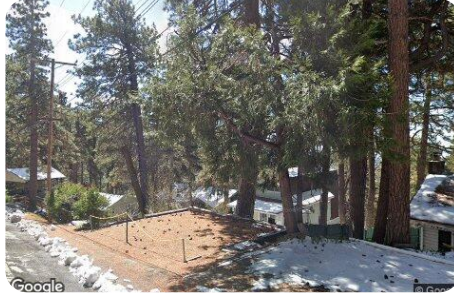
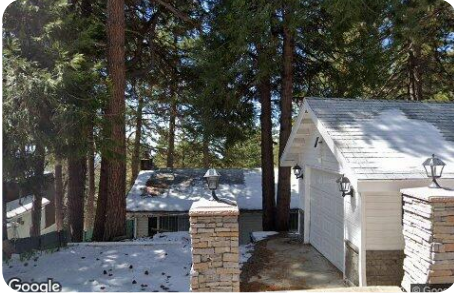


Single Family Residence **RESIDENTIAL**

31393 VALLEY RIDGE DR

RUNNING SPRINGS, CA 92382

\$395,614 TopHap Estimate · \$175 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

2
BATHS

2,256 ft²
LIVING AREA

0.2 ac
LOT SIZE

1963
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$396K

\$366K low

\$425K high

Last Sale

\$67,000 · Jan 5, 1996

Est. Owner Equity

\$245,614

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$3,049 (2025)
Assessed Value	\$203,337

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN BERNARDINO
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 178 ft²

Porch · 178 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 13, 2016	Recorded document	Affidavit Of Death			
May 13, 2016	Quitclaim	Quit Claim Transfer			
Oct 8, 2003	Quitclaim	Quit Claim Transfer			\$150K
Jan 5, 1996	Resale	Trustees Deed	\$67,000	\$30	\$63K
Jan 5, 1996	Quitclaim	Quit Claim Transfer			
Jun 27, 1995	Recorded document	Grant Deed			
May 10, 1995	Non-arms-length	Trustees Deed	\$82,996	\$37	
Feb 10, 1988	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charles Hoffman Elementary School	Elementary	PK–5	1.6 mi
Rim of the World High School	High	9–12	5.3 mi
Mary Putnam Henck Intermediate School	Middle	6–8	6.5 mi

District: Rim of the World 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 92382

181 CRIME INDEX	99 AIR POLLUTION	3,838 POPULATION	\$93K MEDIAN IN-COME	57°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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