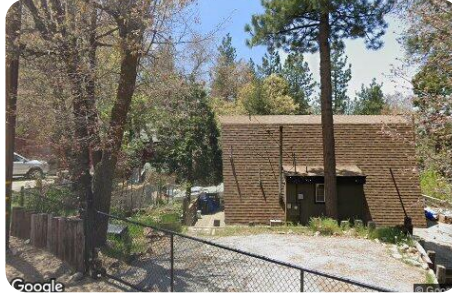


Single Family Residence **RESIDENTIAL**

32809 RICHMOND DR

RUNNING SPRINGS, CA 92382

\$398,924 TopHap Estimate · \$326 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

1,224 ft²

LIVING AREA

0.19 ac

LOT SIZE

1967

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$399K

\$371K low

\$427K high

Last Sale

\$375,000 · Mar 2, 2022

Est. Owner Equity

\$42,674

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$4,505 (2025)
Assessed Value	\$355,000

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN BERNARDINO
Lot (acres)	0.19
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 142 ft²

Porch · 1,072 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 7, 2022	Resale	Grant Deed	\$375,000	\$306	\$356K
Jan 30, 2020	Resale	Grant Deed	\$209,000	\$171	\$205K
Aug 21, 2003	Resale	Grant Deed	\$150,000	\$123	\$153K
Apr 7, 2015	Quitclaim	Quit Claim Transfer			
Jun 1, 2005	Quitclaim	Quit Claim Transfer			
Jun 1, 2005	Resale	Grant Deed	\$225,000	\$184	\$203K
Aug 22, 1994	Quitclaim	Quit Claim Transfer			
May 4, 1993	Quitclaim	Quit Claim Transfer			\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charles Hoffman Elementary School	Elementary	PK–5	0.8 mi
Rim of the World High School	High	9–12	7.1 mi
Mary Putnam Henck Intermediate School	Middle	6–8	8.0 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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