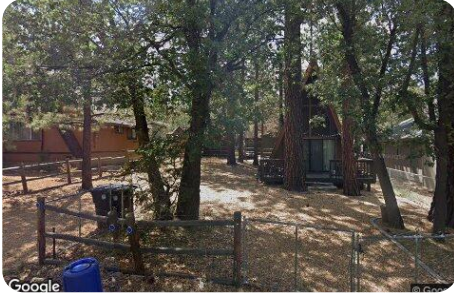


Single Family Residence **RESIDENTIAL**

446 RIVERSIDE AVE

SUGARLOAF, CA 92386

\$307,947 TopHap Estimate · \$537 / ft² · confidence 98 · as of Jul 14, 2026



1

BEDS

1

BATHS

573 ft²

LIVING AREA

0.11 ac

LOT SIZE

1963

YEAR BUILT

2

STORIES

3

ROOMS

VALUATION

\$308K

\$300K low

\$315K high

Last Sale

\$309,000 · Apr 6, 2026

Est. Owner Equity

\$60,947

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$5,300 (2025)
Assessed Value	\$371,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	SAN BERNARDINO
Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Cooling	None
Fireplace	Yes
Pool	No

Patio · 209 ft²

Porch · 209 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 25, 2026	Resale	Grant Deed	\$309,000	\$539	\$247K
Jul 22, 2024	Financing	Intrafamily Transfer			\$156K
Mar 16, 2021	Resale	Grant Deed	\$365,000	\$637	
Jul 11, 2018	Resale	Grant Deed	\$160,000	\$279	\$157K
Oct 15, 2014	Quitclaim	Quit Claim Transfer			
Sep 1, 2004	Resale	Grant Deed	\$115,000	\$201	\$72K
May 28, 2003	Quitclaim	Quit Claim Transfer			
Aug 31, 1993	Resale	Grant Deed	\$49,500	\$86	\$40K
Oct 5, 1992	Recorded document	Mortgage			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Baldwin Lane Elementary School	Elementary	KG–5	0.6 mi
Big Bear High School	High	9–12	1.0 mi
Big Bear Middle School	Middle	6–8	3.8 mi

District: Bear Valley 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 92386

197 CRIME INDEX	105 AIR POLLUTION	926 POPULATION	\$42K MEDIAN IN-COME	46°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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