

Single Family Residence **RESIDENTIAL**

809 RANGEVIEW ST

SPRING VALLEY, CA 91977

\$765,350 TopHap Estimate · \$496 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,542 ft²

LIVING AREA

0.16 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$765K

\$717K low

\$814K high

Last Sale

\$470,000 · Dec 4, 2018

Est. Owner Equity

\$237,252

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$6,855 (2025)
Assessed Value	\$534,772
Previous Assessed	\$524,288

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SAN DIEGO
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

70 FLOOD	41 WILDFIRE	36 HEAT	11 STORM	87 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 10, 2018	Resale	Grant Deed	\$470,000	\$305	\$453K
Mar 21, 2016	Resale	Grant Deed	\$435,000	\$282	\$150K
Mar 16, 2016	Quitclaim	Quit Claim Transfer			
Jan 12, 2016	Recorded document	Affidavit Of Death			
Jan 12, 2016	Resale	Grant Deed	\$310,000	\$201	\$233K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Avondale Elementary School	Elementary	KG–5	0.6 mi
STEAM Academy at La Presa	Middle	6–8	0.7 mi
Mount Miguel High School	High	9–12	0.9 mi

District: La Mesa-Spring Valley 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 91977

66 CRIME INDEX	105 AIR POLLUTION	61,121 POPULATION	\$86K MEDIAN IN-COME	63°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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