

Single Family Residence **RESIDENTIAL**

# 20265 RIM RIDGE RD

WALNUT, CA 91789

**\$1,358,548** TopHap Estimate · \$548 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,479 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1977**

YEAR BUILT

**2**

STORIES

**12**

ROOMS

## VALUATION

**\$1.4M**

**\$1.3M low**

**\$1.4M high**

Last Sale

**\$600,000 · Jul 8, 2004**

Est. Owner Equity

**\$548,048**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$11,013 (2025) |
| Assessed Value    | \$836,332       |
| Previous Assessed | \$819,934       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | LOS ANGELES             |
| Lot (acres)   | 0.24                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Nov 20, 2012 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Nov 20, 2012 | Quitclaim       | Quit Claim Transfer |           |                    | \$394K |
| Aug 10, 2010 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Aug 10, 2010 | Quitclaim       | Quit Claim Transfer |           |                    | \$417K |
| Jun 9, 2005  | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Jul 8, 2004  | Non-arms-length | Grant Deed          | \$600,000 | \$242              | \$334K |
| Feb 22, 2002 | Resale          | Grant Deed          | \$355,000 | \$143              | \$284K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Suzanne Middle School             | Middle     | 6–8    | 0.7 mi   |
| Walnut High School                | High       | 9–12   | 0.8 mi   |
| Cyrus J. Morris Elementary School | Elementary | KG–5   | 1.0 mi   |

District: Walnut 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 91789

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>33</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>45,013</b><br>POPULATION | <b>\$111K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|