

Single Family Residence **RESIDENTIAL**

31418 VALLEY RIDGE DR

RUNNING SPRINGS, CA 92382

\$445,025 TopHap Estimate · \$278 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

1.8
BATHS

1,600 ft²
LIVING AREA

0.17 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$445K

\$413K low

\$477K high

Last Sale

\$435,000 · Jul 27, 2023

Est. Owner Equity

\$16,599

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$5,270 (2025)
Assessed Value	\$417,600

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN BERNARDINO
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 404 ft²

Porch · 704 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 29, 2023	Resale	Grant Deed	\$435,000	\$272	\$427K
Jul 5, 2023	Financing	Affidavit Of Death Of Joint Tenant			
May 19, 2016	Resale	Grant Deed	\$245,000	\$153	\$196K
Dec 18, 2013	Quitclaim	Quit Claim Transfer			
Nov 5, 2013	Resale	Grant Deed	\$225,000	\$141	\$191K
Oct 22, 2003	Financing	Grant Deed			\$196K
Jul 31, 2000	Resale	Grant Deed	\$153,000	\$96	\$120K
Jun 25, 1997	Resale	Trustees Deed	\$145,000	\$91	\$143K
Jun 25, 1997	Quitclaim	Quit Claim Transfer			
Aug 26, 1994	Quitclaim	Quit Claim Transfer			

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	Owner occupied
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