

Single Family Residence

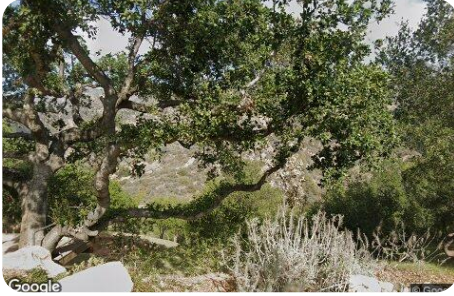
RESIDENTIAL

276 RUNNING RIDGE TRL

OJAI, CA 93023

\$3,456,557

TopHap Estimate · \$1,032 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,349 ft²

LIVING AREA

2 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

9

ROOMS

3

PARKING

VALUATION

\$3.5M

\$3M low

\$3.9M high

Last Sale

\$3,400,000 · Aug 14, 2024

Est. Owner Equity

\$3,456,557

TAX & ASSESSMENT

Property Tax	\$39,408 (2025)
Assessed Value	\$3,468,000
Previous Assessed	\$3,400,000

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	Yes

Deck · 320 ft²

Patio · 448 ft²

Porch · 300 ft²

CLIMATE RISK

60 FLOOD	92 WILDFIRE	40 HEAT	46 STORM	66 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 9, 2025	Quitclaim	Quit Claim Transfer			
Aug 12, 2024	Resale	Grant Deed	\$3,400,000	\$1015	
Oct 4, 2018	Resale	Grant Deed	\$1,500,000	\$448	
Oct 7, 2015	Non-arms-length	Grant Deed	\$381,000	\$114	
Oct 7, 2015	Recorded document	Affidavit Of Death			
Jan 26, 2012	Recorded document	Grant Deed			
Oct 6, 2011	Resale	Grant Deed	\$1,075,000	\$321	
Jul 14, 2010	Non-arms-length	Trustees Deed	\$769,000	\$230	
Jul 3, 2006	Recorded document	Grant Deed			
Jun 8, 2006	Financing	Intrafamily Transfer			\$277K
May 17, 2006	Recorded document	Grant Deed			
Apr 26, 2006	Financing	Intrafamily Transfer			\$1.4M

Mar 1, 2005	Recorded document	Grant Deed			
Jan 13, 2005	Financing	Intrafamily Transfer			\$195K
Jan 3, 2005	Recorded document	Grant Deed			
Apr 30, 2004	Recorded document	Grant Deed			
Apr 20, 2004	Financing	Grant Deed			\$995K
Jul 2, 1998	Resale	Grant Deed	\$715,000	\$213	
Aug 11, 1994	Resale	Grant Deed	\$392,000	\$117	\$250K
Jun 7, 1994	Non-arms-length	Trustees Deed	\$425,000	\$127	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Nordhoff Junior High School	Middle	7–8	1.3 mi
Nordhoff High School	High	9–12	1.3 mi
Mira Monte Elementary School	Elementary	KG–6	2.1 mi

District: Ojai 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 93023

139 CRIME INDEX	106 AIR POLLUTION	20,715 POPULATION	\$88K MEDIAN IN-COME	54°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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