

Single Family Residence

RESIDENTIAL

935 RANGEVIEW ST

SPRING VALLEY, CA 91977

\$813,630

TopHap Estimate · \$796 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,022 ft²

LIVING AREA

0.16 ac

LOT SIZE

1959

YEAR BUILT

5

ROOMS

2

PARKING

VALUATION

\$814K

\$777K low

\$850K high

Last Sale

\$779,000 · Feb 6, 2025

Est. Owner Equity

\$813,630

TAX & ASSESSMENT

Property Tax	\$4,169 (2025)
Assessed Value	\$794,579
Previous Assessed	\$296,872

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	SAN DIEGO
Lot (acres)	0.16
Heating	Floor/Wall Furnace
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1
FLOOD

41
WILDFIRE

36
HEAT

11
STORM

87
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 4, 2025	Financing	Intrafamily Transfer			
Jan 22, 2025	Resale	Grant Deed	\$779,000	\$762	
Jan 22, 2025	Financing	Intrafamily Transfer			
Feb 5, 2020	Financing	Intrafamily Transfer			\$311K
Dec 29, 2016	Financing	Intrafamily Transfer			\$221K
Jul 28, 2009	Quitclaim	Quit Claim Transfer			
Jul 3, 2009	Resale	Grant Deed	\$230,000	\$225	\$184K
Jul 22, 2009	Recorded document	Grant Deed			
Jun 18, 2009	Recorded document	Grant Deed			
Apr 28, 2009	Resale	Grant Deed	\$125,000	\$122	
Apr 30, 2009	Quitclaim	Quit Claim Transfer			
Apr 14, 2005	Resale	Grant Deed	\$415,000	\$406	\$332K
Apr 6, 2005	Quitclaim	Quit Claim Transfer			

Mar 9, 2004	Quitclaim	Quit Claim Transfer			
Jul 17, 1996	Resale	Trustees Deed	\$112,000	\$110	\$111K
Jul 17, 1996	Quitclaim	Quit Claim Transfer			
Dec 8, 1989	Resale	Grant Deed	\$119,000	\$116	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Avondale Elementary School	Elementary	KG–5	0.5 mi
STEAM Academy at La Presa	Middle	6–8	0.7 mi
Mount Miguel High School	High	9–12	0.8 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	Absentee owner
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