

Planned Unit Development (Pud)

RESIDENTIAL

29123 RIVER RUN LN

HIGHLAND, CA 92346

\$498,811 TopHap Estimate · \$252 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,980 ft²

LIVING AREA

0.14 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$499K

\$471K low

\$527K high

Est. Owner Equity

\$76,811

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$5,337 (2025)
Assessed Value	\$402,491

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Modern
County	SAN BERNARDINO
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 70 ft²

Porch · 70 ft²

CLIMATE RISK

1
FLOOD

89
WILDFIRE

39
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 21, 2020	Financing	Intrafamily Transfer			\$306K
Mar 8, 2017	Quitclaim	Quit Claim Transfer			
Mar 13, 2017	Resale	Grant Deed	\$340,000	\$172	\$315K
Jun 30, 1999	Resale	Grant Deed	\$150,000	\$76	\$148K
Mar 18, 1988	Resale	Grant Deed	\$132,000	\$67	\$119K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arroyo Verde Elementary School	Elementary	KG–5	0.3 mi
Beattie Middle School	Middle	6–8	0.9 mi
Citrus Valley High School	High	9–12	2.7 mi

District: Redlands 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 92346

68 CRIME INDEX	100 AIR POLLUTION	59,509 POPULATION	\$89K MEDIAN IN-COME	61°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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