

Planned Unit Development (Pud)

RESIDENTIAL

29009 RIVER RUN LN

HIGHLAND, CA 92346

\$467,411 TopHap Estimate · \$271 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,722 ft²

LIVING AREA

0.14 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$467K

\$423K low

\$512K high

Last Sale

\$123,000 · Jun 15, 1998

Est. Owner Equity

\$0

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$2,847 (2025)
Assessed Value	\$196,690

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 · 456 ft²

Porch · 456 ft²

CLIMATE RISK

59
FLOOD

87
WILDFIRE

39
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 19, 2021	Financing	Intrafamily Transfer			\$276K
Jul 7, 2008	Financing	Intrafamily Transfer			\$200K
Jun 15, 1998	Resale	Grant Deed	\$123,000	\$71	\$105K
Nov 6, 1991	Non-arms-length	Grant Deed	\$118,350	\$69	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arroyo Verde Elementary School	Elementary	KG–5	0.2 mi
Beattie Middle School	Middle	6–8	0.8 mi
Citrus Valley High School	High	9–12	2.6 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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