

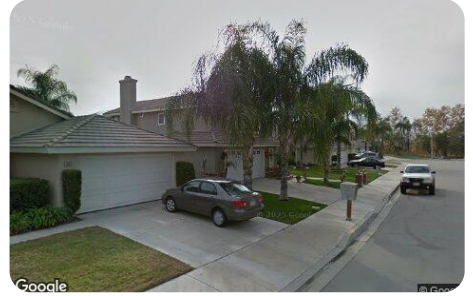
Planned Unit Development (Pud)

**RESIDENTIAL**

## 29037 RIVER RUN LN

HIGHLAND, CA 92346

**\$539,000** TopHap Estimate · \$423 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,275 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1987**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

### VALUATION

**\$539K**

\$505K low

\$573K high

Last Sale

**\$555,000 · Jun 4, 2026**

Est. Owner Equity

**\$99,000**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$3,542 (2025) |
| Assessed Value | \$254,099      |

## 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 · 235 ft²

Porch · 235 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| May 8, 2026  | Resale            | Grant Deed          | \$555,000 | \$435  | \$440K |
| Jul 26, 2002 | Resale            | Grant Deed          | \$172,000 | \$135  | \$170K |
| Sep 6, 2001  | Quitclaim         | Quit Claim Transfer |           |        |        |
| Sep 6, 2001  | Recorded document | Grant Deed          |           |        |        |
| Jun 28, 1995 | Resale            | Grant Deed          | \$4,500   | \$4    |        |
| May 29, 1992 | Non-arms-length   | Grant Deed          | \$4,100   | \$3    |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Arroyo Verde Elementary School | Elementary | KG–5   | 0.3 mi   |
| Beattie Middle School          | Middle     | 6–8    | 0.8 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>68</b><br>CRIME INDEX | <b>100</b><br>AIR POLLUTION | <b>59,509</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|