

Planned Unit Development (Pud)

RESIDENTIAL

# 11456 RIVER RUN ST

APPLE VALLEY, CA 92308

**\$361,955** TopHap Estimate · \$216 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

2

BEDS

2

BATHS

1,674 ft<sup>2</sup>

LIVING AREA

0.12 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

## VALUATION

**\$362K**

\$338K low

\$386K high

Last Sale

\$270,500 · Jul 29, 2016

Est. Owner Equity

\$106,955

Loan-to-Value

72%

## TAX & ASSESSMENT

Property Tax

\$3,561 (2025)

Assessed Value

\$319,789

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | Planned Unit Development (Pud) |
| Style         | Modern                         |
| County        | SAN BERNARDINO                 |
| Lot (acres)   | 0.12                           |
| Construction  | Frame (Unspecified)            |
| Roof          | Tile                           |
| Heating       | Central                        |
| Cooling       | Central                        |
| Garage        | Garage, Attached               |
| Pool          | No                             |
| View          | Apt/Condo Complex              |

Porch · 162 ft²

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|-------------|--------|------------|-----------|--------|--------|
| Jul 1, 2016 | Resale | Grant Deed | \$270,500 | \$162  | \$255K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Sitting Bull Academy                 | Middle     | KG–8   | 1.9 mi   |
| Rio Vista School of Applied Learning | Elementary | KG–6   | 2.8 mi   |
| Apple Valley High School             | High       | 9–12   | 3.5 mi   |

District: Apple Valley 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 92308

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>119</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>43,558</b><br>POPULATION | <b>\$68K</b><br>MEDIAN IN-COME | <b>57°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|