

Planned Unit Development (Pud)

RESIDENTIAL

7589 RIVER RUN CT

HIGHLAND, CA 92346

\$524,892 TopHap Estimate · \$412 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,275 ft²

LIVING AREA

0.18 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$525K

\$489K low

\$560K high

Last Sale

\$550,000 · Mar 16, 2022

Est. Owner Equity

\$112,892

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$7,585 (2025)
Assessed Value	\$595,337

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Modern
County	SAN BERNARDINO
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 35 ft²

Porch · 451 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 14, 2022	Financing	Intrafamily Transfer			
Mar 14, 2022	Financing	Intrafamily Transfer			
Mar 15, 2022	Resale	Grant Deed	\$550,000	\$431	\$412K
Apr 10, 2020	Quitclaim	Quit Claim Transfer			
Feb 21, 2014	Resale	Grant Deed	\$295,000	\$231	
Dec 18, 2003	Quitclaim	Quit Claim Transfer			
Dec 18, 2003	Resale	Grant Deed	\$180,000	\$141	\$144K
Mar 13, 2001	Resale	Grant Deed	\$135,000	\$106	\$120K
Aug 28, 1996	Quitclaim	Quit Claim Transfer			
Feb 28, 1996	Quitclaim	Quit Claim Transfer			
Jan 31, 1991	Non-arms-length	Grant Deed	\$132,426	\$104	
Jan 29, 1990	Recorded document	Trustees Deed			
Jan 29, 1990	Non-arms-length	Trustees Deed	\$40,500	\$32	

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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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