

Planned Unit Development (Pud)

RESIDENTIAL

7564 RIVER RUN CT

HIGHLAND, CA 92346

\$482,894 TopHap Estimate · \$263 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,839 ft²

LIVING AREA

0.18 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$483K

\$431K low

\$535K high

Last Sale

\$405,000 · Jun 7, 2019

Est. Owner Equity

\$70,744

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$6,043 (2025)
Assessed Value	\$460,820

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 · 36 ft²

Porch · 36 ft²

CLIMATE RISK

1
FLOOD

86
WILDFIRE

39
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 22, 2019	Resale	Grant Deed	\$405,000	\$220	\$393K
Oct 28, 2014	Quitclaim	Quit Claim Transfer			
Apr 9, 2011	Resale	Grant Deed	\$218,500	\$119	\$174K
Aug 27, 2010	Non-arms-length	Trustees Deed	\$199,750	\$109	
Aug 30, 2007	Recorded document	Grant Deed			
Nov 29, 2005	Recorded document	Grant Deed			
Sep 28, 2005	Resale	Grant Deed	\$455,000	\$247	\$410K
Oct 27, 2003	Quitclaim	Quit Claim Transfer			\$30K
Feb 28, 2003	Quitclaim	Quit Claim Transfer			

Nov 26, 2002	Quitclaim	Quit Claim Transfer			
Aug 10, 2001	Resale	Grant Deed	\$173,500	\$94	\$181K
Apr 24, 1998	Resale	Grant Deed	\$134,500	\$73	\$121K
Nov 21, 1997	Non-arms-length	Trustees Deed	\$127,000	\$69	
May 13, 1988	Resale	Grant Deed	\$120,000	\$65	\$108K

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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