

Planned Unit Development (Pud)

RESIDENTIAL

29131 RIVER RUN LN

HIGHLAND, CA 92346

\$465,916 TopHap Estimate · \$271 / ft² · confidence 92 · 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

\$466K

\$428K low

\$503K high

Last Sale

\$350,000 · May 19, 2020

Est. Owner Equity

\$111,816

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$6,107 (2025)
Assessed Value	\$466,093

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	Pool W/Hot Tub/Spa

Patio · 308 ft²

Porch · 308 ft²

CLIMATE RISK

1
FLOOD

89
WILDFIRE

39
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 22, 2021	Financing	Intrafamily Transfer			\$354K
Jan 3, 2019	Resale	Grant Deed	\$375,000	\$218	\$356K
Dec 12, 2013	Quitclaim	Quit Claim Transfer			
Oct 21, 2013	Resale	Grant Deed	\$345,000	\$200	\$328K
Oct 28, 2013	Quitclaim	Quit Claim Transfer			
Jun 19, 2001	Resale	Grant Deed	\$185,000	\$107	\$185K
Feb 29, 1996	Resale	Grant Deed	\$139,000	\$81	\$137K

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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