

Planned Unit Development (Pud)

RESIDENTIAL

29153 RIVER RUN LN

HIGHLAND, CA 92346

\$479,193 TopHap Estimate · \$235 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,042 ft²

LIVING AREA

0.14 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$479K

\$461K low

\$497K high

Last Sale

\$167,000 · May 3, 1999

Est. Owner Equity

\$249,193

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$3,612 (2025)
Assessed Value	\$267,049

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 · 312 ft²

Porch · 312 ft²

CLIMATE RISK

1
FLOOD

90
WILDFIRE

39
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 10, 2012	Quitclaim	Quit Claim Transfer			
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Dec 10, 2012	Financing	Intrafamily Transfer			\$230K
Jul 30, 2007	Quitclaim	Quit Claim Transfer			
May 27, 2004	Quitclaim	Quit Claim Transfer			\$159K
Apr 2, 2004	Quitclaim	Quit Claim Transfer			
May 3, 1999	Resale	Grant Deed	\$167,000	\$82	\$159K
Jun 30, 1988	Resale	Grant Deed	\$132,000	\$65	\$125K

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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