

Planned Unit Development (Pud)

RESIDENTIAL

29105 RIVER RUN LN

HIGHLAND, CA 92346

\$468,408 TopHap Estimate · \$313 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,495 ft²

LIVING AREA

0.14 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$468K

\$418K low

\$519K high

Last Sale

\$430,000 · Jul 16, 2020

Est. Owner Equity

\$260,144

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$6,212 (2025)
Assessed Value	\$474,754

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 · 320 ft²

Porch · 320 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 23, 2021	Financing	Intrafamily Transfer			
Jun 3, 2020	Resale	Grant Deed	\$430,000	\$288	\$208K
Mar 1, 2018	Financing	Trustees Deed			\$332K
Feb 6, 2014	Resale	Grant Deed	\$290,000	\$194	\$285K
Feb 6, 2014	Quitclaim	Quit Claim Transfer			
Jun 18, 2013	Foreclosure sale	Trustees Deed	\$386,661	\$259	
Mar 28, 2007	Financing	Intrafamily Transfer			\$344K
Dec 27, 2005	Quitclaim	Quit Claim Transfer			
Dec 22, 2005	Resale	Grant Deed	\$399,000	\$267	\$319K
Mar 8, 1999	Resale	Grant Deed	\$125,000	\$84	\$125K
Oct 15, 1998	Non-arms-length	Grant Deed	\$158,254	\$106	
Oct 8, 1998	Non-arms-length	Trustees Deed	\$97,214	\$65	
Nov 4, 1994	Resale	Grant Deed	\$123,000	\$82	\$127K

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	Absentee owner
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