

Single Family Residence **RESIDENTIAL**

# 31114 RUIDOSA ST

TEMECULA, CA 92592

**\$722,168** TopHap Estimate · \$362 / ft² · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**1,995 ft²**

LIVING AREA

**0.12 ac**

LOT SIZE

**1990**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$722K**

\$651K low

\$794K high

Last Sale

**\$685,000 · Aug 8, 2024**

Est. Owner Equity

**\$379,668**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,149 (2025) |
| Assessed Value        | \$698,700      |
| Previous Assessed     | \$685,000      |
| Assessor Market Value | \$447,390      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.12                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-------------|--------------------|--------|
| Nov 21, 2024 | Financing         | Intrafamily Transfer |             |                    |        |
| Nov 21, 2024 | Financing         | Intrafamily Transfer |             |                    | \$343K |
| Aug 2, 2024  | Resale            | Grant Deed           | \$685,000   | \$343              |        |
| May 11, 2018 | Resale            | Grant Deed           | \$370,000   | \$185              |        |
| Nov 29, 2006 | Resale            | Grant Deed           | \$375,000   | \$188              | \$225K |
| Dec 8, 2006  | Recorded document | Grant Deed           |             |                    |        |
| Aug 29, 2000 | Resale            | Grant Deed           | \$199,000   | \$100              | \$203K |
| Oct 7, 1998  | Resale            | Trustees Deed        | \$155,000   | \$78               | \$140K |
| Oct 7, 1998  | Quitclaim         | Quit Claim Transfer  |             |                    |        |
| Mar 4, 1994  | Resale            | Grant Deed           | \$150,000   | \$75               | \$156K |
| Jul 1, 1990  | Resale            | Grant Deed           | \$2,627,000 | \$1317             |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Temecula Luiseño Elementary School | Elementary | KG–5   | 0.6 mi   |
| Erle Stanley Gardner Middle School | Middle     | 6–8    | 0.8 mi   |
| Great Oak High School              | High       | 9–12   | 1.5 mi   |

District: Temecula Valley 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 92592

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>38</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>81,144</b><br>POPULATION | <b>\$122K</b><br>MEDIAN IN-COME | <b>62°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|