

Single Family Residence **RESIDENTIAL**

31049 RUIDOSA ST

TEMECULA, CA 92592

\$707,906 TopHap Estimate · \$442 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,600 ft²

LIVING AREA

0.15 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$708K

\$668K low

\$748K high

Last Sale

\$265,000 · Apr 26, 2013

Est. Owner Equity

\$469,406

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$3,966 (2025)
Assessed Value	\$332,837
Previous Assessed	\$326,312
Assessor Market Value	\$507,240

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 28, 2013	Resale	Grant Deed	\$265,000	\$166	\$239K
Feb 15, 2013	Resale	Grant Deed	\$215,500	\$135	
Oct 9, 2012	Non-arms-length	Trustees Deed	\$237,000	\$148	
Jun 23, 2006	Quitclaim	Quit Claim Transfer			
Aug 4, 2004	Quitclaim	Quit Claim Transfer			\$268K
Feb 3, 1999	Quitclaim	Quit Claim Transfer			
Jul 21, 1997	Resale	Grant Deed	\$118,500	\$74	\$118K
Dec 9, 1993	Resale	Grant Deed	\$1,376,000	\$860	
Jul 1, 1990	Resale	Grant Deed	\$2,500,000	\$1563	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Temecula Luiseño Elementary School	Elementary	KG–5	0.7 mi
Erle Stanley Gardner Middle School	Middle	6–8	0.8 mi

Great Oak High School	High	9–12	1.6 mi
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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

38 CRIME INDEX	108 AIR POLLUTION	81,144 POPULATION	\$122K MEDIAN IN-COME	62°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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