

Single Family Residence **RESIDENTIAL**

31045 RUIDOSA ST

TEMECULA, CA 92592

\$565,525 TopHap Estimate · \$471 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,201 ft²

LIVING AREA

0.18 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$566K

\$527K low

\$604K high

Last Sale

\$450,000 · Mar 1, 2021

Est. Owner Equity

\$500,525

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$5,860 (2025)
Assessed Value	\$496,833
Previous Assessed	\$487,092
Assessor Market Value	\$398,880

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.18
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
Jun 12, 2026	Financing	Mortgage			\$65K
Feb 23, 2021	Financing	Intrafamily Transfer			\$13K
Feb 13, 2021	Resale	Grant Deed	\$450,000	\$375	\$437K
Apr 12, 2012	Quitclaim	Quit Claim Transfer			
Apr 12, 2012	Financing	Intrafamily Transfer			\$153K
May 23, 2011	Quitclaim	Quit Claim Transfer			
Oct 30, 2002	Quitclaim	Quit Claim Transfer			
Dec 20, 1999	Quitclaim	Quit Claim Transfer			
Jul 29, 1999	Resale	Grant Deed	\$146,000	\$122	\$145K
Oct 15, 1997	Resale	Grant Deed	\$112,500	\$94	\$111K
Jun 5, 1997	Recorded document	Grant Deed			
May 13, 1997	Non-arms-length	Trustees Deed	\$129,273	\$108	
Jan 22, 1997	Non-arms-length	Grant Deed	\$1,000	\$1	
Sep 18, 1995	Quitclaim	Quit Claim Transfer			

Aug 25, 1994	Resale	Grant Deed	\$119,000	\$99	\$118K
Dec 9, 1993	Resale	Grant Deed	\$1,376,000	\$1146	
Jul 1, 1990	Resale	Grant Deed	\$2,500,000	\$2082	

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

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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