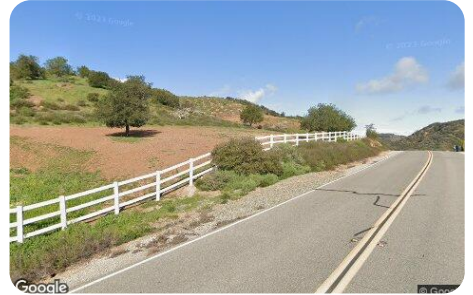


Single Family Residence **RESIDENTIAL**

CA

\$1,790,000 TopHap Estimate · \$676 / ft² · confidence 85 · as of Jul 14, 2026



3
BEDS

2.8
BATHS

2,649 ft²
LIVING AREA

6.91 ac
LOT SIZE

2017
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$1.8M

\$1.5M low

\$2.1M high

Last Sale **\$1,775,000 · Jul 29, 2026**

Est. Owner Equity **\$680,200**

Loan-to-Value **62%**

TAX & ASSESSMENT

Property Tax	\$17,752 (2025)
Assessed Value	\$1,407,600
Previous Assessed	\$1,380,000
Assessor Market Value	\$955,260

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
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
Jul 24, 2026	Resale	Grant Deed	\$1,775,000	\$670	\$1.4M
Jul 27, 2026	Financing	Grant Deed			
Sep 3, 2024	Financing	Intrafamily Transfer			
Aug 13, 2024	Resale	Grant Deed	\$1,380,000	\$521	\$1M
Jun 17, 2020	Quitclaim	Quit Claim Transfer			
Jun 8, 2015	Resale	Grant Deed	\$200,000	\$76	\$95K
Aug 14, 2013	Recorded document	Affidavit Of Death			
Oct 8, 1992	Resale	Grant Deed	\$110,000	\$42	\$47K
Feb 1, 1989	Resale	Grant Deed	\$86,500	\$33	
Dec 1, 1988	Non-arms-length	Grant Deed	\$36,000	\$14	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cole Canyon Elementary School	Elementary	KG–5	2.4 mi
Thompson Middle School	Middle	6–8	2.7 mi

Murrieta Valley High School	High	9–12	2.9 mi
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District: Murrieta 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.

OWNERSHIP

Occupancy	Absentee owner
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