

Residential (General/Single) **RESIDENTIAL**  
CA



**5.39 ac**  
LOT SIZE

VALUATION

Last Sale **\$170,000 · Jun 28, 2024**

TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$3,076 (2025)</b> |
| Assessed Value    | <b>\$176,868</b>      |
| Previous Assessed | <b>\$173,400</b>      |

PROPERTY FACTS

|               |                                     |
|---------------|-------------------------------------|
| Property Type | <b>Residential (General/Single)</b> |
| County        | <b>RIVERSIDE</b>                    |
| Pool          | <b>No</b>                           |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|---------------------|-----------|--------------------|-------|
| May 1, 2024  | Resale    | Grant Deed          | \$170,000 |                    |       |
| Aug 30, 2018 | Quitclaim | Quit Claim Transfer |           |                    |       |
| Aug 30, 2018 | Quitclaim | Quit Claim Transfer |           |                    |       |
| Dec 6, 2006  | Resale    | Grant Deed          | \$225,000 |                    |       |
| Mar 16, 1998 | Quitclaim | Quit Claim Transfer |           |                    |       |
| Dec 1, 1988  | Resale    | Grant Deed          | \$70,000  |                    | \$54K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Cole Canyon Elementary School | Elementary | KG–5   | 2.5 mi   |
| Thompson Middle School        | Middle     | 6–8    | 2.9 mi   |
| Murrieta Valley High School   | High       | 9–12   | 3.1 mi   |

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 |
|-----------|----------------|