

Single Family Residence **RESIDENTIAL**

CA

\$1,762,178 TopHap Estimate · \$633 / ft² · confidence 86 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

2,784 ft²
LIVING AREA

6.03 ac
LOT SIZE

2024
YEAR BUILT

1
STORIES

6
PARKING

VALUATION

\$1.8M

\$1.5M low

\$2M high

Last Sale

\$1,717,500 · Sep 19, 2025

Est. Owner Equity

\$1,637,178

Loan-to-Value

7%

TAX & ASSESSMENT

Property Tax	\$12,019 (2025)
Assessed Value	\$1,717,500
Previous Assessed	\$919,381

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 6, 2025	Resale	Grant Deed	\$1,717,500	\$617	\$125K
Mar 15, 2022	Financing	Intrafamily Transfer			\$664K
Sep 16, 2020	Resale	Grant Deed	\$149,000	\$54	
Sep 24, 2014	Quitclaim	Quit Claim Transfer			
Sep 24, 2014	Resale	Grant Deed	\$205,000	\$74	
Mar 15, 1995	Resale	Trustees Deed	\$119,421	\$43	
Apr 1, 1990	Resale	Trustees Deed	\$260,000	\$93	\$115K
Apr 1, 1990	Recorded document	Trustees Deed			
Apr 1, 1990	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thompson Middle School	Middle	6–8	5.0 mi
Murrieta Valley High School	High	9–12	5.0 mi
Alta Murrieta Elementary School	Elementary	KG–5	6.2 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