

Single Family Residence **RESIDENTIAL**

23420 ROUGE RIVER LN

MURRIETA, CA 92562

\$671,143 TopHap Estimate · \$235 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,855 ft²

LIVING AREA

0.21 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$671K

\$647K low

\$695K high

Last Sale

\$402,000 · Dec 23, 2003

Est. Owner Equity

\$312,328

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$8,213 (2025)
Assessed Value	\$582,965
Previous Assessed	\$571,536
Assessor Market Value	\$689,310

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.21
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
Jan 12, 2004	Quitclaim	Quit Claim Transfer			
Dec 23, 2003	Recorded document	Grant Deed			
Dec 23, 2003	Resale	Grant Deed	\$402,000	\$141	\$382K
Nov 9, 2001	Resale	Grant Deed	\$285,000	\$100	\$228K
Dec 29, 1999	Resale	Grant Deed	\$248,000	\$87	\$161K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thompson Middle School	Middle	6–8	1.0 mi
Murrieta Valley High School	High	9–12	1.0 mi
E. Hale Curran Elementary School	Elementary	KG–5	1.3 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.

NEIGHBORHOOD · ZIP 92562

42 CRIME INDEX	102 AIR POLLUTION	66,406 POPULATION	\$107K MEDIAN IN-COME	63°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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