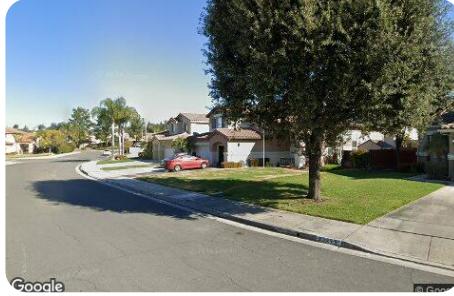


Single Family Residence **RESIDENTIAL**

23413 ROUGE RIVER LN

MURRIETA, CA 92562

\$667,289 TopHap Estimate · \$234 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,855 ft²

LIVING AREA

0.19 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$667K

\$616K low

\$718K high

Last Sale

\$242,500 · Dec 30, 1999

Est. Owner Equity

\$404,263

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$6,289 (2025)
Assessed Value	\$403,961
Previous Assessed	\$396,042
Assessor Market Value	\$689,670

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 4, 2023	Financing	Intrafamily Transfer			
Dec 30, 1999	Resale	Grant Deed	\$242,500	\$85	\$194K

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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