

Single Family Residence **RESIDENTIAL**

23405 ROUGE RIVER LN

MURRIETA, CA 92562

\$663,446 TopHap Estimate · \$253 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,621 ft²

LIVING AREA

0.21 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$663K

\$640K low

\$687K high

Last Sale

\$247,000 · Jun 10, 2010

Est. Owner Equity

\$663,446

TAX & ASSESSMENT

Property Tax	\$5,666 (2025)
Assessed Value	\$325,189
Previous Assessed	\$318,814
Assessor Market Value	\$628,470

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	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 3, 2025	Financing	Grant Deed			
May 6, 2010	Non-arms-length	Grant Deed	\$247,000	\$94	\$247K
Apr 2, 2010	Resale	Grant Deed	\$245,500	\$94	
Aug 11, 2005	Resale	Grant Deed	\$508,000	\$194	\$406K
Feb 21, 2003	Quitclaim	Quit Claim Transfer			
Dec 30, 1999	Resale	Grant Deed	\$227,000	\$87	\$214K

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	Absentee owner
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