

Single Family Residence **RESIDENTIAL**

23401 ROUGE RIVER LN

MURRIETA, CA 92562

\$912,645 TopHap Estimate · \$380 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,400 ft²

LIVING AREA

0.24 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$913K

\$820K low

\$1M high

Last Sale

\$910,000 · May 14, 2026

Est. Owner Equity

\$257,645

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$6,315 (2025)
Assessed Value	\$406,312
Previous Assessed	\$398,346
Assessor Market Value	\$643,410

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.24
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
Mar 26, 2026	Resale	Grant Deed	\$910,000	\$379	\$655K
Feb 18, 2019	Quitclaim	Quit Claim Transfer			
Dec 30, 1999	Resale	Grant Deed	\$244,000	\$102	\$195K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thompson Middle School	Middle	6–8	0.9 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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