

Single Family Residence **RESIDENTIAL**

# 31098 RUIDOSA ST

TEMECULA, CA 92592

**\$608,321** TopHap Estimate · \$507 / ft² · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,201 ft²**

LIVING AREA

**0.14 ac**

LOT SIZE

**1993**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$608K**

\$591K low

\$626K high

Last Sale

**\$558,000 · Mar 9, 2023**

Est. Owner Equity

**\$608,321**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$6,804 (2025)</b> |
| Assessed Value        | <b>\$592,152</b>      |
| Previous Assessed     | <b>\$580,543</b>      |
| Assessor Market Value | <b>\$414,090</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.14</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Tile</b>                    |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Attached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                 | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|----------------------|-------------|--------------------|--------|
| <b>Mar 7, 2023</b>  | Resale            | Grant Deed           | \$558,000   | \$465              |        |
| <b>Mar 6, 2023</b>  | Financing         | Intrafamily Transfer |             |                    |        |
| <b>Jul 26, 2019</b> | Recorded document | Affidavit Of Death   |             |                    |        |
| <b>Jul 26, 2019</b> | Quitclaim         | Quit Claim Transfer  |             |                    |        |
| <b>Jul 18, 2006</b> | Quitclaim         | Quit Claim Transfer  |             |                    | \$220K |
| <b>Mar 26, 2004</b> | Quitclaim         | Quit Claim Transfer  |             |                    | \$134K |
| <b>Aug 26, 1998</b> | Resale            | Grant Deed           | \$126,000   | \$105              | \$50K  |
| <b>Feb 28, 1995</b> | Resale            | Grant Deed           | \$114,000   | \$95               | \$113K |
| <b>Dec 9, 1993</b>  | Resale            | Grant Deed           | \$1,376,000 | \$1146             |        |
| <b>Jul 1, 1990</b>  | Resale            | Grant Deed           | \$2,500,000 | \$2082             |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Temecula Luiseño Elementary School | Elementary | KG–5   | 0.6 mi   |
| Erle Stanley Gardner Middle School | Middle     | 6–8    | 0.8 mi   |
| Great Oak High School              | High       | 9–12   | 1.6 mi   |

District: Temecula 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 92592

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>38</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>81,144</b><br>POPULATION | <b>\$122K</b><br>MEDIAN IN-COME | <b>62°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|