

Single Family Residence **RESIDENTIAL**

# 31097 RUIDOSA ST

TEMECULA, CA 92592

**\$667,621** TopHap Estimate · \$455 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,468 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1993**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$668K**

\$637K low

\$698K high

Last Sale

**\$212,000 · Sep 13, 2012**

Est. Owner Equity

**\$517,221**

Loan-to-Value

**22%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,389 (2025) |
| Assessed Value        | \$637,764      |
| Previous Assessed     | \$625,260      |
| Assessor Market Value | \$451,170      |

## 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          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------------|--------------------|--------|
| Mar 11, 2024 | Financing | Intrafamily Transfer |             |                    |        |
| Aug 2, 2012  | Resale    | Grant Deed           | \$212,000   | \$144              | \$150K |
| Jul 22, 2005 | Resale    | Grant Deed           | \$399,000   | \$272              | \$319K |
| Sep 5, 2002  | Resale    | Grant Deed           | \$230,000   | \$157              | \$184K |
| Nov 23, 1994 | Resale    | Grant Deed           | \$136,500   | \$93               | \$139K |
| Dec 9, 1993  | Resale    | Grant Deed           | \$1,376,000 | \$937              |        |
| Jul 1, 1990  | Resale    | Grant Deed           | \$2,500,000 | \$1703             |        |

## 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

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

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|