

Single Family Residence **RESIDENTIAL**

CA

\$3,410,784 TopHap Estimate · \$1,204 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3.5
BATHS

2,832 ft²
LIVING AREA

2,938 ft²
LOT SIZE

2023
YEAR BUILT

2
PARKING

VALUATION

\$3.4M

\$3.2M low

\$3.6M high

Est. Owner Equity

\$910,784

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$36,953 (2025)
Assessed Value	\$3,391,500
Previous Assessed	\$3,325,000

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.07
Pool	No

CLIMATE RISK

35 FLOOD	49 WILDFIRE	38 HEAT	14 STORM	88 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 24, 2026	Financing	Intrafamily Transfer			\$2.5M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ethel Dwyer Middle School	Middle	6–8	0.2 mi
Agnes L. Smith Elementary School	Elementary	KG–5	0.3 mi
Huntington Beach High School	High	9–12	0.7 mi

District: Huntington Beach City Elementary 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.

OWNERSHIP

Occupancy	Absentee owner
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