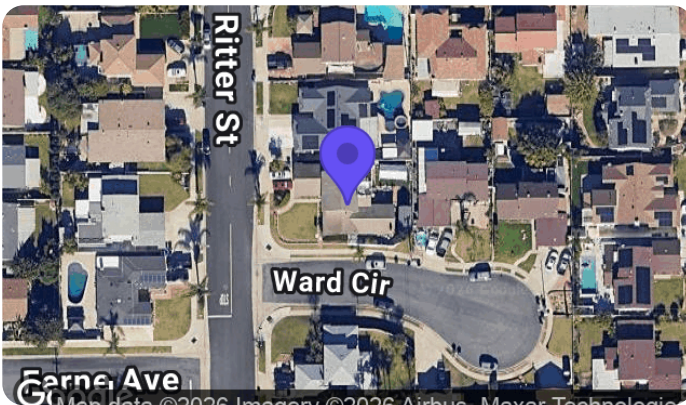


Single Family Residence **RESIDENTIAL**

10652 RITTER ST

CYPRESS, CA 90630

\$1,167,974 TopHap Estimate · \$517 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,260 ft²
LIVING AREA

0.16 ac
LOT SIZE

1964
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$710,000 · Nov 27, 2017

Est. Owner Equity

\$607,974

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$9,646 (2025)
Assessed Value	\$824,013
Previous Assessed	\$807,856

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.16
Heating	Yes
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

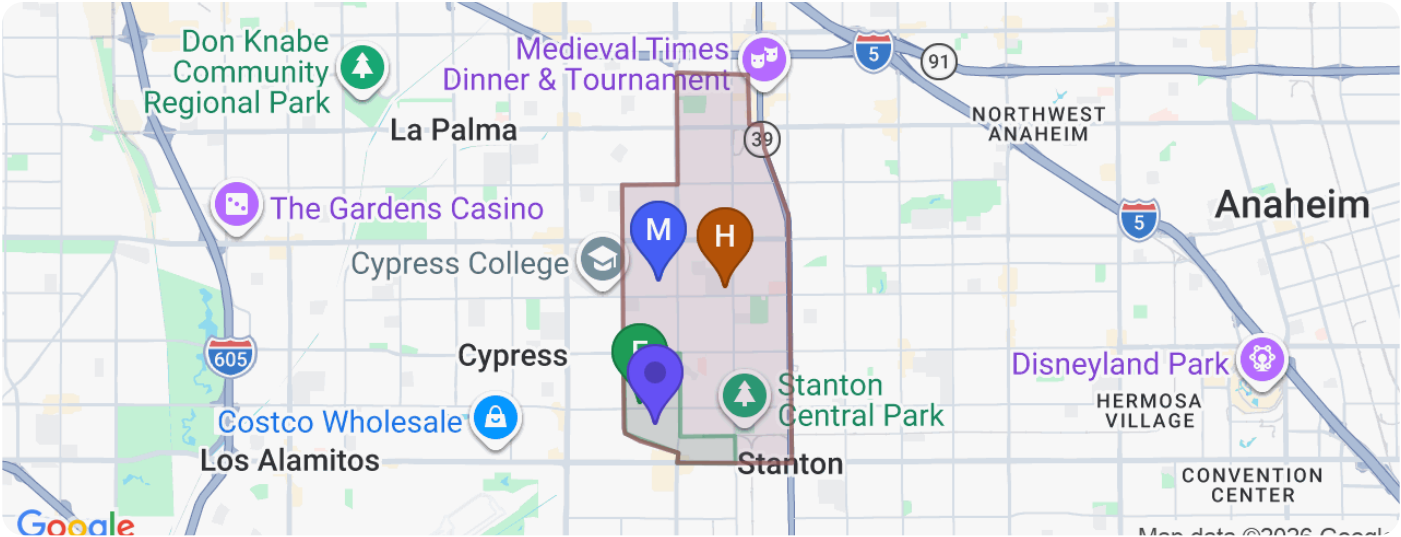
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 1, 2021	Financing	Intrafamily Transfer			
Jun 1, 2021	Financing	Intrafamily Transfer			
Oct 27, 2017	Resale	Grant Deed	\$710,000	\$314	\$578K
Nov 21, 2017	Quitclaim	Quit Claim Transfer			
Sep 26, 2014	Resale	Grant Deed	\$600,000	\$265	\$480K
Aug 18, 2009	Resale	Grant Deed	\$551,000	\$244	\$310K
Aug 18, 2009	Recorded document	Affidavit Of Death			
Jan 17, 1996	Resale	Grant Deed	\$220,000	\$97	\$198K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cerritos Elementary School	Elementary	KG–6	0.2 mi
Orangeview Junior High School	Middle	7–8	1.3 mi
Western High School	High	9–12	1.4 mi

District: Savanna 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.

NEIGHBORHOOD · ZIP 90630

56 CRIME INDEX	107 AIR POLLUTION	50,323 POPULATION	\$112K MEDIAN IN-COME	63°F AVG TEMP	75% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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