

Single Family Residence **RESIDENTIAL**

1707 PECOS RIV

PLACENTIA, CA 92870

\$1,313,397 TopHap Estimate · \$476 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,760 ft²

LIVING AREA

0.19 ac

LOT SIZE

1967

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Est. Owner Equity

\$579,895

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$2,250 (2025)
Assessed Value	\$132,847
Previous Assessed	\$130,243

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.19
Heating	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 4, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brookhaven Elementary School	Elementary	KG–6	0.2 mi
El Dorado High School	High	9–12	0.4 mi
Col. J. K. Tuffree Middle School	Middle	7–8	0.5 mi

District: Placentia-Yorba Linda 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 92870

70 CRIME INDEX	105 AIR POLLUTION	52,457 POPULATION	\$104K MEDIAN IN-COME	64°F AVG TEMP	75% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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