

Single Family Residence **RESIDENTIAL**

1322 RUTLEDGE PL

BREA, CA 92821

\$938,976 TopHap Estimate · \$735 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,277 ft²

LIVING AREA

0.23 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$939K

\$906K low

\$972K high

Last Sale

\$250,000 · Apr 25, 2000

Est. Owner Equity

\$550,776

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$4,854 (2025)
Assessed Value	\$391,919
Previous Assessed	\$384,235

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.23
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 6, 2020	Financing	Intrafamily Transfer			\$348K
May 4, 2009	Quitclaim	Quit Claim Transfer			\$342K
Apr 25, 2000	Non-arms-length	Grant Deed	\$250,000	\$196	\$200K
Jul 22, 1988	Non-arms-length	Grant Deed	\$180,000	\$141	\$127K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Vista Elementary School	Elementary	KG–6	0.6 mi
Sonora High School	High	9–12	0.8 mi
Washington Middle School	Middle	7–8	1.2 mi

District: Fullerton Joint Union High 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 92821

70 CRIME INDEX	105 AIR POLLUTION	45,719 POPULATION	\$111K MEDIAN IN-COME	64°F AVG TEMP	74% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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