

Single Family Residence **RESIDENTIAL**

1318 RUTLEDGE PL

BREA, CA 92821

\$1,288,605 TopHap Estimate · \$649 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,986 ft²

LIVING AREA

0.29 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$275,000 · Mar 7, 2000

Est. Owner Equity

\$887,605

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$5,708 (2025)
Assessed Value	\$483,298
Previous Assessed	\$458,038

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.29
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 11, 2023	Financing	Intrafamily Transfer			
May 24, 2017	Quitclaim	Quit Claim Transfer			
May 6, 2009	Quitclaim	Quit Claim Transfer			
May 6, 2009	Quitclaim	Quit Claim Transfer			\$327K
Mar 7, 2000	Resale	Grant Deed	\$275,000	\$138	\$220K
Oct 21, 1999	Quitclaim	Quit Claim Transfer			

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	Absentee owner
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