

Single Family Residence **RESIDENTIAL**

1306 RUTLEDGE PL

BREA, CA 92821

\$1,188,298 TopHap Estimate · \$598 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,986 ft²

LIVING AREA

0.19 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$285,000 · May 14, 1999

Est. Owner Equity

\$923,298

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$5,497 (2025)
Assessed Value	\$455,725
Previous Assessed	\$446,790

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.19
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 3, 2019	Quitclaim	Quit Claim Transfer			
Oct 3, 2019	Recorded document	Affidavit Of Death			
Dec 31, 2003	Quitclaim	Quit Claim Transfer			
May 14, 1999	Resale	Grant Deed	\$285,000	\$144	\$270K
Oct 14, 1997	Resale	Grant Deed	\$249,000	\$125	\$199K
Jul 26, 1996	Resale	Grant Deed	\$202,000	\$102	
Aug 12, 1991	Resale	Grant Deed	\$265,000	\$133	\$190K

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	1.3 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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