

Single Family Residence **RESIDENTIAL**

1300 RUTLEDGE PL

BREA, CA 92821

\$1,382,871 TopHap Estimate · \$696 / ft² · confidence 83 · 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

\$1.4M

\$1.2M low

\$1.6M high

Last Sale

\$1,250,000 · Dec 27, 2024

Est. Owner Equity

\$445,371

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$14,878 (2025)
Assessed Value	\$1,275,000
Previous Assessed	\$1,250,000

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.19
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 1, 2024	Resale	Grant Deed	\$1,250,000	\$629	\$938K
Dec 20, 2011	Resale	Grant Deed	\$530,000	\$267	\$517K
Nov 14, 2003	Resale	Grant Deed	\$500,000	\$252	\$400K

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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