

Single Family Residence **RESIDENTIAL**

8564 ROGUE RIVER AVE

FOUNTAIN VALLEY, CA 92708

\$1,625,648 TopHap Estimate · \$620 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

2,620 ft²
LIVING AREA

0.21 ac
LOT SIZE

1971
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$1.6M

\$1.6M low

\$1.7M high

Last Sale

\$600,000 · Jan 14, 2014

Est. Owner Equity

\$184,710

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$4,940 (2025)
Assessed Value	\$430,854
Previous Assessed	\$422,406

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.21
Heating	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 5, 2014	Financing	Intrafamily Transfer			\$510K
Dec 3, 2013	Non-arms-length	Grant Deed	\$600,000	\$229	\$510K
Jan 31, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roch Courreges Elementary School	Elementary	KG–5	0.2 mi
Harry C. Fulton Middle School	Middle	6–8	0.5 mi
Fountain Valley High School	High	9–12	1.1 mi

District: Huntington Beach 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 92708

69 CRIME INDEX	101 AIR POLLUTION	58,405 POPULATION	\$106K MEDIAN IN-COME	62°F AVG TEMP	75% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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