

Single Family Residence **RESIDENTIAL**

8595 ROGUE RIVER AVE

FOUNTAIN VALLEY, CA 92708

\$1,807,711 TopHap Estimate · \$531 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

3,407 ft²
LIVING AREA

0.19 ac
LOT SIZE

1971
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$1.8M

\$1.7M low

\$1.9M high

Last Sale

\$2,300,000 · Aug 13, 2025

Est. Owner Equity

\$0

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$17,762 (2025)
Assessed Value	\$2,300,000
Previous Assessed	\$1,616,700

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 30, 2025	Non-arms-length	Grant Deed	\$2,300,000	\$675	
Aug 12, 2025	Financing	Intrafamily Transfer			\$1.8M
Sep 6, 2023	Resale	Grant Deed	\$1,585,000	\$465	\$1.2M
Sep 18, 2023	Financing	Intrafamily Transfer			
Sep 8, 2022	Financing	Intrafamily Transfer			
Jan 5, 2004	Quitclaim	Quit Claim Transfer			
Sep 2, 2003	Quitclaim	Quit Claim Transfer			\$100K
Jul 6, 2001	Quitclaim	Quit Claim Transfer			
Jul 6, 2001	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	Owner occupied
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