

Single Family Residence **RESIDENTIAL**

1725 PECOS RIV

PLACENTIA, CA 92870

\$1,258,370 TopHap Estimate · \$503 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,501 ft²

LIVING AREA

0.2 ac

LOT SIZE

1967

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$655,000 · Jul 3, 2008

Est. Owner Equity

\$101,552

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$9,809 (2025)
Assessed Value	\$860,345
Previous Assessed	\$843,476

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	ORANGE
Lot (acres)	0.20
Roof	Wood Shingle
Heating	Gas
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2008	Resale	Grant Deed	\$655,000	\$262	\$532K
Aug 3, 2001	Recorded document	Grant Deed			
Aug 3, 2001	Recorded document	Grant Deed			
Aug 6, 1993	Resale	Grant Deed	\$300,000	\$120	\$270K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brookhaven Elementary School	Elementary	KG–6	0.1 mi
El Dorado High School	High	9–12	0.4 mi
Col. J. K. Tuffree Middle School	Middle	7–8	0.4 mi

District: Placentia-Yorba Linda Unified 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 92870

70 CRIME INDEX	105 AIR POLLUTION	52,457 POPULATION	\$104K MEDIAN IN-COME	64°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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