

Single Family Residence **RESIDENTIAL**

8763 ROGUE RIVER AVE

FOUNTAIN VALLEY, CA 92708

\$1,371,084 TopHap Estimate · \$665 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,063 ft²
LIVING AREA

0.16 ac
LOT SIZE

1970
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Est. Owner Equity

\$792,684

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$8,777 (2025)
Assessed Value	\$974,209
Previous Assessed	\$955,107

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.16
Heating	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 23, 2020	Financing	Intrafamily Transfer			\$510K
Sep 23, 2020	Quitclaim	Quit Claim Transfer			
Oct 11, 2018	Quitclaim	Quit Claim Transfer			
Oct 28, 2004	Quitclaim	Quit Claim Transfer			
Oct 8, 2004	Recorded document	Grant Deed			
Oct 15, 2004	Resale	Grant Deed	\$680,000	\$330	\$544K
Aug 19, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roch Courreges Elementary School	Elementary	KG–5	0.1 mi
Harry C. Fulton Middle School	Middle	6–8	0.5 mi
Fountain Valley High School	High	9–12	1.0 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------