

Single Family Residence **RESIDENTIAL**

# 1314 ROBERT CT

BREA, CA 92821

**\$1,108,250** TopHap Estimate · \$623 / ft<sup>2</sup> · confidence 91 · as of Jun 23, 2026



**3**

BEDS

**2**

BATHS

**1,778 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1989**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$1.1M**

\$1M low

\$1.2M high

Last Sale

**\$785,000 · Jun 3, 2020**

Est. Owner Equity

**\$638,250**

Loan-to-Value

**42%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$10,114 (2025) |
| Assessed Value    | \$875,679       |
| Previous Assessed | \$858,509       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ORANGE                  |
| Lot (acres)   | 0.15                    |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|------------|-----------|--------------------|--------|
| May 26, 2020 | Resale            | Grant Deed | \$785,000 | \$442              |        |
| Feb 7, 2020  | Recorded document | Grant Deed |           |                    |        |
| Sep 14, 1988 | Resale            | Grant Deed | \$230,000 | \$129              | \$207K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Mariposa Elementary School | Elementary | KG–6   | 0.5 mi   |
| Brea Junior High School    | Middle     | 7–8    | 1.1 mi   |
| Brea Olinda High School    | High       | 9–12   | 1.7 mi   |

District: Brea-Olinda 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 92821

|                   |                      |                      |                          |                  |                 |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|
| 70<br>CRIME INDEX | 105<br>AIR POLLUTION | 45,719<br>POPULATION | \$111K<br>MEDIAN IN-COME | 64°F<br>AVG TEMP | 74%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|