

Single Family Residence **RESIDENTIAL**

1713 PECOS RIV

PLACENTIA, CA 92870

\$1,273,075 TopHap Estimate · \$511 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

2,489 ft²
LIVING AREA

0.16 ac
LOT SIZE

1967
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$507,000 · Jan 22, 2003

Est. Owner Equity

\$623,075

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$8,726 (2025)
Assessed Value	\$748,979
Previous Assessed	\$734,294

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 18, 2021	Financing	Intrafamily Transfer			
Mar 18, 2021	Financing	Intrafamily Transfer			
May 13, 2008	Quitclaim	Quit Claim Transfer			
Jan 22, 2003	Resale	Grant Deed	\$507,000	\$204	\$400K
Jan 22, 2003	Quitclaim	Quit Claim Transfer			
Jul 28, 1989	Resale	Grant Deed	\$325,000	\$131	\$205K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brookhaven Elementary School	Elementary	KG–6	0.2 mi
El Dorado High School	High	9–12	0.4 mi
Col. J. K. Tuffree Middle School	Middle	7–8	0.5 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	Absentee owner
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