

Single Family Residence **RESIDENTIAL**

1724 PECOS RIV

PLACENTIA, CA 92870

\$1,408,340 TopHap Estimate · \$566 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,489 ft²

LIVING AREA

0.19 ac

LOT SIZE

1967

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,300,000 · Jul 21, 2023

Est. Owner Equity

\$1,408,340

TAX & ASSESSMENT

Property Tax	\$14,923 (2025)
Assessed Value	\$1,352,520
Previous Assessed	\$1,326,000

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
Jul 18, 2023	Resale	Grant Deed	\$1,300,000	\$522	
Aug 4, 2016	Resale	Grant Deed	\$770,000	\$309	\$616K
Oct 20, 2011	Quitclaim	Quit Claim Transfer			
Oct 20, 2011	Financing	Intrafamily Transfer			\$312K
Feb 16, 1999	Resale	Grant Deed	\$290,000	\$117	\$205K

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	0.5 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	Owner occupied
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