

Single Family Residence **RESIDENTIAL**

# 1730 PECOS RIV

PLACENTIA, CA 92870

**\$1,319,840** TopHap Estimate · \$471 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**5**

BEDS

**2.5**

BATHS

**2,804 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1967**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

**2**

PARKING

## VALUATION

**\$1.3M**

\$1.2M low

\$1.4M high

Last Sale

**\$725,000 · Apr 21, 2016**

Est. Owner Equity

**\$740,000**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$9,963 (2025) |
| Assessed Value    | \$875,171      |
| Previous Assessed | \$858,011      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ORANGE                  |
| Lot (acres)   | 0.19                    |
| Heating       | Yes                     |
| Pool          | Pool W/Hot Tub/Spa      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jul 16, 2020 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Mar 17, 2016 | Resale    | Grant Deed          | \$725,000 | \$259              | \$580K |
| Jan 31, 2001 | Resale    | Grant Deed          | \$400,000 | \$143              | \$260K |
| Mar 25, 1994 | Quitclaim | Quit Claim Transfer |           |                    |        |

## 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

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>70</div> <div>CRIME INDEX</div> | <div>105</div> <div>AIR POLLUTION</div> | <div>52,457</div> <div>POPULATION</div> | <div>\$104K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>75%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

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