

Single Family Residence **RESIDENTIAL**

8903 GUESS ST

ROSEMEAD, CA 91770

\$959,505 TopHap Estimate · \$720 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,332 ft²

LIVING AREA

0.2 ac

LOT SIZE

1936

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$960K

\$891K low

\$1M high

Last Sale

\$520,000 · Jun 29, 2007

Est. Owner Equity

\$732,505

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$7,900 (2025)
Assessed Value	\$629,922
Previous Assessed	\$617,572

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 19, 2019	Quitclaim	Quit Claim Transfer			
Jan 13, 2010	Financing	Intrafamily Transfer			\$227K
Jun 19, 2007	Quitclaim	Quit Claim Transfer			
Jun 8, 2007	Resale	Grant Deed	\$520,000	\$390	\$250K
Apr 26, 2007	Financing	Grant Deed			\$371K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Muscatel Middle School	Middle	7–8	0.3 mi
Mildred B. Janson Elementary School	Elementary	KG–6	0.4 mi
Rosemead High School	High	9–12	0.5 mi

District: Rosemead Elementary 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 91770

57 CRIME INDEX	109 AIR POLLUTION	57,788 POPULATION	\$63K MEDIAN IN-COME	65°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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