

Single Family Residence **RESIDENTIAL**

# 474 ROSEMARIE DR

ARCADIA, CA 91007

**\$1,719,500** TopHap Estimate · \$1,061 / ft<sup>2</sup> · confidence 90 · as of Jun 23, 2026



**2**  
BEDS

**2**  
BATHS

**1,620 ft<sup>2</sup>**  
LIVING AREA

**0.24 ac**  
LOT SIZE

**1957**  
YEAR BUILT

**1**  
STORIES

**8**  
ROOMS

## VALUATION

**\$1.7M**

\$1.5M low

\$1.9M high

Last Sale

**\$800,000 · Nov 13, 2008**

Est. Owner Equity

**\$249,500**

Loan-to-Value

**85%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$12,486 (2025) |
| Assessed Value    | \$1,030,195     |
| Previous Assessed | \$1,009,996     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | LOS ANGELES             |
| Lot (acres)   | 0.24                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Apr 24, 2026 | Financing         | Mortgage             |           |                    | \$1.5M |
| Apr 15, 2025 | Financing         | Intrafamily Transfer |           |                    | \$1.5M |
| Oct 22, 2021 | Financing         | Intrafamily Transfer |           |                    |        |
| Nov 7, 2008  | Resale            | Grant Deed           | \$800,000 | \$494              | \$396K |
| Nov 8, 2007  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Mar 28, 2007 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Mar 28, 2007 | Resale            | Grant Deed           | \$710,000 | \$438              | \$568K |
| Mar 1, 1968  | Recorded document | Grant Deed           |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Baldwin Stocker Elementary School | Elementary | KG–5   | 0.4 mi   |
| Arcadia High School               | High       | 9–12   | 1.4 mi   |
| First Avenue Middle School        | Middle     | 6–8    | 2.0 mi   |

District: Arcadia 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 91007

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>80</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>32,512</b><br>POPULATION | <b>\$93K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|