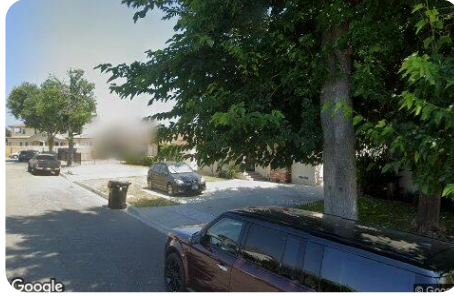


Single Family Residence **RESIDENTIAL**

8722 GUESS ST

ROSEMEAD, CA 91770

\$970,558 TopHap Estimate · \$827 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,174 ft²

LIVING AREA

0.17 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$971K

\$902K low

\$1M high

Last Sale

\$625,000 · Mar 18, 2024

Est. Owner Equity

\$970,558

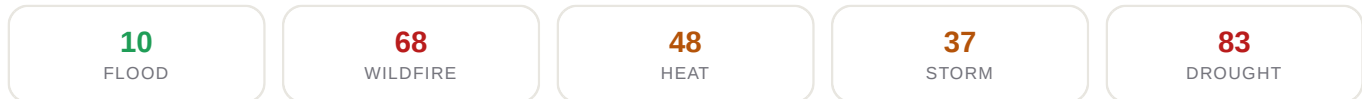
TAX & ASSESSMENT

Property Tax	\$10,867 (2025)
Assessed Value	\$877,200
Previous Assessed	\$55,702

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Floor/Wall Furnace
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 2, 2024	Financing	Affidavit Death Of Trustee/Successor Trustee			
Feb 2, 2024	Resale	Grant Deed	\$625,000	\$532	\$500K
Mar 29, 2018	Quitclaim	Quit Claim Transfer			
Mar 5, 2018	Financing	Affidavit Of Death			\$878K
Jun 10, 2003	Quitclaim	Quit Claim Transfer			
Sep 10, 1993	Quitclaim	Quit Claim Transfer			\$29K
Sep 20, 1971	Non-arms-length	Grant Deed	\$23,000	\$20	

ASSIGNED SCHOOLS

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

Rosemead High School	High	9–12	0.6 mi
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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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