

Planned Unit Development (Pud)

RESIDENTIAL

7253 RANCHO ROSA WAY

RANCHO CUCAMONGA, CA 91701

\$544,471 TopHap Estimate · \$289 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,882 ft²

LIVING AREA

0.1 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$544K

\$517K low

\$572K high

Last Sale

\$525,000 · Mar 27, 2020

Est. Owner Equity

\$124,471

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$6,281 (2025)
Assessed Value	\$585,648

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Modern
County	SAN BERNARDINO
Lot (acres)	0.10
Construction	Frame (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 48 ft²

Porch · 48 ft²

CLIMATE RISK

13
FLOOD

80
WILDFIRE

39
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 27, 2020	Resale	Grant Deed	\$525,000	\$279	\$420K
Apr 15, 2015	Quitclaim	Quit Claim Transfer			
Apr 13, 2015	Resale	Grant Deed	\$422,000	\$224	
Jul 26, 2011	Resale	Grant Deed	\$322,000	\$171	
May 16, 2011	Non-arms-length	Trustees Deed	\$259,200	\$138	
Jan 29, 2009	Quitclaim	Quit Claim Transfer			
Aug 12, 2009	Quitclaim	Quit Claim Transfer			
Jan 29, 2009	Quitclaim	Quit Claim Transfer			
Aug 18, 2003	Quitclaim	Quit Claim Transfer			\$210K

Mar 3, 1998	Resale	Grant Deed	\$203,000	\$108	\$100K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Foothill Knolls Academy of Innovation	Elementary	KG–8	1.1 mi
Upland High School	High	9–12	2.4 mi

District: Upland 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 91701

51 CRIME INDEX	105 AIR POLLUTION	40,163 POPULATION	\$106K MEDIAN IN-COME	61°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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