

Planned Unit Development (Pud)

RESIDENTIAL

7252 RANCHO ROSA WAY

RANCHO CUCAMONGA, CA 91701

\$777,291 TopHap Estimate · \$413 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,882 ft²

LIVING AREA

4,000 ft²

LOT SIZE

1997

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$777K

\$699K low

\$856K high

Last Sale

\$775,000 · Aug 16, 2024

Est. Owner Equity

\$277,290

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$8,361 (2025)
Assessed Value	\$790,500

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Modern
County	SAN BERNARDINO
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 48 ft²

Porch · 269 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 15, 2024	Resale	Grant Deed	\$775,000	\$412	\$500K
Sep 2, 2020	Resale	Grant Deed	\$545,000	\$290	\$436K
Oct 19, 2017	Resale	Grant Deed	\$485,000	\$258	\$461K
Jul 22, 2013	Quitclaim	Quit Claim Transfer			
Feb 27, 1998	Resale	Grant Deed	\$198,000	\$105	\$178K

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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