

Single Family Residence **RESIDENTIAL**

2604 RUDY ST

ROWLAND HEIGHTS, CA 91748

\$1,512,192 TopHap Estimate · \$501 / ft² · confidence 87 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,019 ft²
LIVING AREA

0.32 ac
LOT SIZE

1989
YEAR BUILT

VALUATION

\$1.5M

\$1.3M low

\$1.7M high

Last Sale

\$1,487,000 · Dec 18, 2025

Est. Owner Equity

\$322,682

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$12,679 (2025)
Assessed Value	\$945,373
Previous Assessed	\$926,837

PROPERTY FACTS

Property Type	Single Family Residence
County	LOS ANGELES
Lot (acres)	0.32
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 26, 2025	Resale	Grant Deed	\$1,487,000	\$493	\$1.2M
May 2, 2024	Financing	Intrafamily Transfer			
May 2, 2024	Financing	Intrafamily Transfer			
May 2, 2024	Financing	Affidavit Death Of Trustee/Suc-cessor Trustee			
Aug 17, 2019	Financing	Intrafamily Transfer			
Aug 29, 2002	Quitclaim	Quit Claim Transfer			
Oct 28, 1994	Quitclaim	Quit Claim Transfer			
Dec 22, 1989	Resale	Grant Deed	\$480,000	\$159	\$350K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John A. Rowland High School	High	9–12	1.4 mi
Ybarra Academy for the Arts and Technology	Elementary	KG–8	1.6 mi

District: Rowland 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 91748

60 CRIME INDEX	108 AIR POLLUTION	41,340 POPULATION	\$80K MEDIAN IN-COME	64°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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