

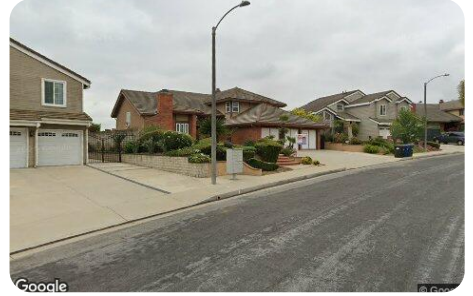
Planned Unit Development (Pud)

RESIDENTIAL

2622 RUDY ST

ROWLAND HEIGHTS, CA 91748

\$1,411,144 TopHap Estimate · \$521 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,706 ft²

LIVING AREA

0.34 ac

LOT SIZE

1989

YEAR BUILT

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$970,000 · Feb 14, 2017

Est. Owner Equity

\$829,144

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$14,607 (2025)
Assessed Value	\$1,125,760
Previous Assessed	\$1,103,687

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	LOS ANGELES
Lot (acres)	0.34
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 30, 2016	Resale	Grant Deed	\$970,000	\$358	\$582K
Apr 15, 1994	Resale	Grant Deed	\$345,000	\$127	
Feb 3, 1994	Non-arms-length	Trustees Deed	\$407,512	\$151	
Jul 17, 1990	Resale	Grant Deed	\$466,500	\$172	\$373K

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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------