

Single Family Residence **RESIDENTIAL**

418 RODARTE PL

PLACENTIA, CA 92870

\$1,355,221 TopHap Estimate · \$610 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,222 ft²

LIVING AREA

0.14 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Last Sale

\$855,000 · Aug 20, 2019

Est. Owner Equity

\$1,085,221

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$11,036 (2025)
Assessed Value	\$953,766
Previous Assessed	\$935,065

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.14
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 29, 2019	Resale	Grant Deed	\$855,000	\$385	\$270K
Jan 18, 2017	Quitclaim	Quit Claim Transfer			\$467K
Sep 24, 2008	Resale	Grant Deed	\$665,000	\$299	\$532K
Jan 30, 2008	Non-arms-length	Trustees Deed	\$654,620	\$295	
Jul 23, 2004	Resale	Grant Deed	\$622,000	\$280	\$497K
Jan 23, 2004	Financing	Grant Deed			\$5.8M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John O. Tynes Elementary School	Elementary	KG–6	0.9 mi
Kraemer Middle School	Middle	7–8	1.4 mi
Valencia High School	High	9–12	1.6 mi

District: Placentia-Yorba Linda 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 92870

70 CRIME INDEX	105 AIR POLLUTION	52,457 POPULATION	\$104K MEDIAN IN-COME	64°F AVG TEMP	75% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------