

Single Family Residence **RESIDENTIAL**

8734 GUESS ST

ROSEMEAD, CA 91770

\$932,620 TopHap Estimate · \$868 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,074 ft²
LIVING AREA

0.17 ac
LOT SIZE

1950
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$933K

\$870K low

\$995K high

Est. Owner Equity

\$23,620

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$5,257 (2025)
Assessed Value	\$395,517
Previous Assessed	\$387,763

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Pool	Yes

CLIMATE RISK

10 FLOOD	68 WILDFIRE	48 HEAT	37 STORM	83 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 7, 2025	Financing	Intrafamily Transfer			
May 15, 2015	Quitclaim	Quit Claim Transfer			
May 11, 2015	Quitclaim	Quit Claim Transfer			
Jan 23, 2009	Financing	Intrafamily Transfer			\$300K
Jan 23, 2009	Quitclaim	Quit Claim Transfer			
Feb 5, 2007	Quitclaim	Quit Claim Transfer			
Feb 5, 2007	Quitclaim	Quit Claim Transfer			\$400K
Aug 10, 2006	Quitclaim	Quit Claim Transfer			
Dec 9, 1993	Quitclaim	Quit Claim Transfer			
Aug 15, 1989	Resale	Grant Deed	\$215,000	\$200	\$145K
Aug 11, 1989	Resale	Grant Deed	\$215,000	\$200	\$145K
Jul 8, 1959	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mildred B. Janson Elementary School	Elementary	KG–6	0.3 mi
Muscatel Middle School	Middle	7–8	0.4 mi
Rosemead High School	High	9–12	0.6 mi

District: Rosemead Elementary 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 91770

57 CRIME INDEX	109 AIR POLLUTION	57,788 POPULATION	\$63K MEDIAN IN-COME	65°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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