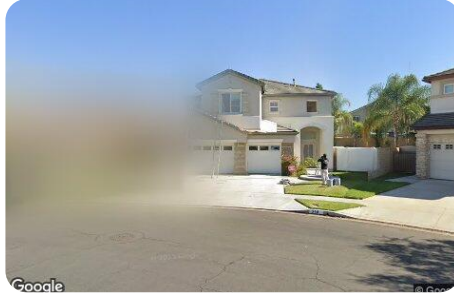


Single Family Residence **RESIDENTIAL**

304 RODARTE PL

PLACENTIA, CA 92870

\$1,514,256 TopHap Estimate · \$523 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,894 ft²

LIVING AREA

0.22 ac

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$935,000 · Apr 23, 2018

Est. Owner Equity

\$1,099,256

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$12,327 (2025)
Assessed Value	\$1,085,146
Previous Assessed	\$1,063,869

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.22
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 29, 2018	Resale	Grant Deed	\$935,000	\$323	\$415K
Nov 25, 2013	Quitclaim	Quit Claim Transfer			\$484K
Oct 12, 2011	Financing	Mortgage			\$1.3M
Jun 30, 2008	Financing	Trustees Deed			\$300K
Nov 8, 2004	Quitclaim	Quit Claim Transfer			
Nov 8, 2004	Resale	Grant Deed	\$875,000	\$302	\$613K
Apr 29, 2004	Financing	Grant Deed			\$6M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John O. Tynes Elementary School	Elementary	KG–6	0.9 mi
Kraemer Middle School	Middle	7–8	1.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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