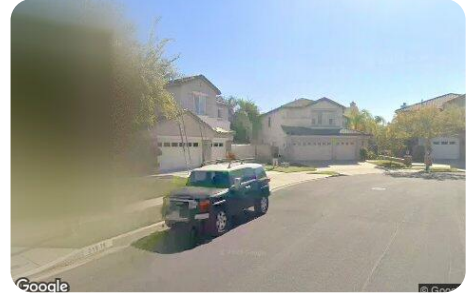


Single Family Residence **RESIDENTIAL**

316 RODARTE PL

PLACENTIA, CA 92870

\$1,375,330 TopHap Estimate · \$507 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,714 ft²

LIVING AREA

0.14 ac

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$640,000 · Oct 18, 2012

Est. Owner Equity

\$863,330

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$9,405 (2025)
Assessed Value	\$803,871
Previous Assessed	\$788,109

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.14
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 20, 2012	Resale	Grant Deed	\$640,000	\$236	\$512K
Apr 3, 2012	Foreclosure sale	Trustees Deed	\$608,440	\$224	
Nov 2, 2004	Resale	Grant Deed	\$753,500	\$278	\$499K
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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