

Single Family Residence **RESIDENTIAL**

# 2576 DUBONNET AVE

ROSEMEAD, CA 91770

**\$697,422** TopHap Estimate · \$524 / ft² · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,330 ft²**

LIVING AREA

**0.12 ac**

LOT SIZE

**1948**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$697K**

\$668K low

\$727K high

Last Sale

**\$147,000 · Aug 17, 1998**

Est. Owner Equity

**\$472,422**

Loan-to-Value

**34%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,365 (2025) |
| Assessed Value    | \$312,616      |
| Previous Assessed | \$306,488      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | LOS ANGELES             |
| Lot (acres)   | 0.12                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|--------|------------|-----------|--------------------|-------|
| Aug 17, 1998 | Resale | Grant Deed | \$147,000 | \$111              | \$95K |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Temple (Roger W.) Intermediate School | Middle     | 7–8    | 0.3 mi   |
| Rice (Eldridge) Elementary School     | Elementary | KG–6   | 0.7 mi   |
| San Gabriel High School               | High       | 9–12   | 3.0 mi   |

District: Garvey 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>57</b><br>CRIME INDEX | <b>109</b><br>AIR POLLUTION | <b>57,788</b><br>POPULATION | <b>\$63K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|