

Single Family Residence **RESIDENTIAL**

8945 EMERSON PL

ROSEMEAD, CA 91770

\$651,379 TopHap Estimate · \$685 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

951 ft²

LIVING AREA

0.17 ac

LOT SIZE

1936

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$651K

\$596K low

\$706K high

Last Sale

\$174,000 · Oct 1, 1998

Est. Owner Equity

\$521,379

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$8,201 (2025)
Assessed Value	\$650,148
Previous Assessed	\$440,776

PROPERTY FACTS

Property Type	Single Family Residence
County	LOS ANGELES
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2025	Financing	Intrafamily Transfer			
Apr 2, 2024	Financing	Intrafamily Transfer			
Apr 2, 2024	Financing	Intrafamily Transfer			
Nov 21, 2007	Quitclaim	Quit Claim Transfer			
Jan 29, 2003	Quitclaim	Quit Claim Transfer			
Oct 1, 1998	Resale	Grant Deed	\$174,000	\$183	\$130K
Sep 21, 1998	Non-arms-length	Trustees Deed	\$147,556	\$155	
Sep 19, 1996	Quitclaim	Quit Claim Transfer			
Feb 29, 1988	Resale	Grant Deed	\$125,000	\$131	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mildred B. Janson Elementary School	Elementary	KG–6	0.7 mi
Muscatel Middle School	Middle	7–8	1.1 mi
Rosemead High School	High	9–12	1.3 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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