

Single Family Residence **RESIDENTIAL**

8944 BEATRICE PL

ROSEMEAD, CA 91770

\$867,750 TopHap Estimate · \$669 / ft² · confidence 91 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,297 ft²

LIVING AREA

0.15 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$868K

\$790K low

\$946K high

Est. Owner Equity

\$638,450

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$2,839 (2025)
Assessed Value	\$189,349
Previous Assessed	\$185,637

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	LOS ANGELES
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 4, 2020	Quitclaim	Quit Claim Transfer			
Jul 8, 2019	Quitclaim	Quit Claim Transfer			
Oct 18, 2012	Financing	Intrafamily Transfer			\$204K
Sep 10, 2007	Recorded document	Grant Deed			
Sep 20, 2007	Quitclaim	Quit Claim Transfer			\$199K
May 10, 2005	Quitclaim	Quit Claim Transfer			\$125K
May 10, 2005	Recorded document	Affidavit Of Death			
Apr 21, 2005	Recorded document	Affidavit Of Death			
Apr 21, 2005	Quitclaim	Quit Claim Transfer			\$125K
Aug 4, 1995	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mildred B. Janson Elementary School	Elementary	KG–6	0.6 mi
Muscatel Middle School	Middle	7–8	1.1 mi

Rosemead High School	High	9–12	1.2 mi
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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	Owner occupied
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