

Single Family Residence **RESIDENTIAL**

# 448 ROSEMARIE DR

ARCADIA, CA 91007

**\$1,447,479** TopHap Estimate · \$862 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,679 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1954**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

## VALUATION

**\$1.4M**

**\$1.3M low**

**\$1.6M high**

Est. Owner Equity

**\$493,979**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,727 (2025) |
| Assessed Value    | \$641,392      |
| Previous Assessed | \$628,817      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | LOS ANGELES             |
| Lot (acres)   | 0.21                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|----------------------|-----------|--------|--------|
| Oct 19, 2012 | Quitclaim       | Quit Claim Transfer  |           |        |        |
| Oct 19, 2012 | Financing       | Intrafamily Transfer |           |        | \$250K |
| Aug 1, 2006  | Quitclaim       | Quit Claim Transfer  |           |        |        |
| May 5, 2004  | Non-arms-length | Grant Deed           | \$1,000   | \$1    | \$181K |
| Sep 30, 1991 | Resale          | Grant Deed           | \$370,000 | \$220  | \$275K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Baldwin Stocker Elementary School | Elementary | KG–5   | 0.4 mi   |
| Arcadia High School               | High       | 9–12   | 1.3 mi   |
| First Avenue Middle School        | Middle     | 6–8    | 2.0 mi   |

District: Arcadia 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 91007

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>80</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>32,512</b><br>POPULATION | <b>\$93K</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> |
|-----------|-----------------------|