

Single Family Residence **RESIDENTIAL**

449 RODARTE PL

PLACENTIA, CA 92870

\$1,455,212 TopHap Estimate · \$503 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,894 ft²

LIVING AREA

0.16 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.5M high

Last Sale

\$694,000 · Jun 23, 2004

Est. Owner Equity

\$710,312

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$5,712 (2025)
Assessed Value	\$448,553
Previous Assessed	\$439,758

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.16
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 30, 2018	Quitclaim	Quit Claim Transfer			
Jun 23, 2004	Resale	Grant Deed	\$694,000	\$240	\$555K
Jan 23, 2004	Financing	Grant Deed			\$5.8M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John O. Tynes Elementary School	Elementary	KG–6	0.9 mi
Kraemer Middle School	Middle	7–8	1.4 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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