

Single Family Residence **RESIDENTIAL**

412 RODARTE PL

PLACENTIA, CA 92870

\$1,685,178 TopHap Estimate · \$497 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,388 ft²

LIVING AREA

0.14 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$1.7M

\$1.6M low

\$1.7M high

Last Sale

\$1,120,000 · Apr 1, 2021

Est. Owner Equity

\$862,803

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$13,975 (2025)
Assessed Value	\$1,236,569
Previous Assessed	\$1,212,323

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.14
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 17, 2021	Resale	Grant Deed	\$1,120,000	\$331	\$822K
Jul 9, 2004	Resale	Grant Deed	\$726,000	\$214	
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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