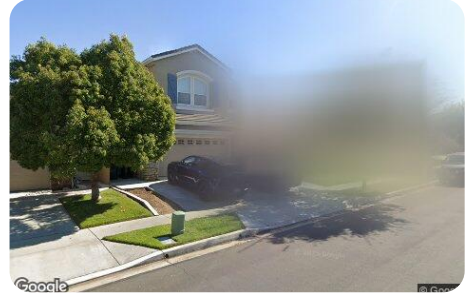


Single Family Residence **RESIDENTIAL**

328 RODARTE PL

PLACENTIA, CA 92870

\$1,488,387 TopHap Estimate · \$670 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,222 ft²

LIVING AREA

0.14 ac

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$1.5M

\$1.3M low

\$1.7M high

Last Sale

\$1,375,000 · Jun 10, 2025

Est. Owner Equity

\$1,488,387

TAX & ASSESSMENT

Property Tax	\$3,614 (2025)
Assessed Value	\$485,624
Previous Assessed	\$241,776

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 13, 2025	Resale	Grant Deed	\$1,375,000	\$619	
Nov 15, 2024	Financing	Intrafamily Transfer			
Dec 14, 2004	Quitclaim	Quit Claim Transfer			
Nov 3, 2004	Resale	Grant Deed	\$695,500	\$313	\$350K
Apr 29, 2004	Financing	Grant Deed			\$6M

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------