

Single Family Residence **RESIDENTIAL**

425 RODARTE PL

PLACENTIA, CA 92870

\$1,367,349 TopHap Estimate · \$615 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,222 ft²

LIVING AREA

0.15 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Last Sale

\$770,000 · Sep 9, 2016

Est. Owner Equity

\$1,139,613

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$10,597 (2025)
Assessed Value	\$911,520
Previous Assessed	\$893,648

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.15
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 6, 2016	Quitclaim	Quit Claim Transfer			
Jul 29, 2016	Resale	Grant Deed	\$770,000	\$347	\$250K
Mar 9, 2006	Quitclaim	Quit Claim Transfer			
Mar 9, 2006	Quitclaim	Quit Claim Transfer			
Jul 1, 2004	Resale	Grant Deed	\$609,500	\$274	\$415K
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	Absentee owner
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