

Single Family Residence **RESIDENTIAL**

431 RODARTE PL

PLACENTIA, CA 92870

\$1,532,220 TopHap Estimate · \$510 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,003 ft²

LIVING AREA

0.19 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$860,000 · Feb 16, 2005

Est. Owner Equity

\$1,134,220

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$12,776 (2025)
Assessed Value	\$1,128,350
Previous Assessed	\$1,106,226

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.19
Pool	No

CLIMATE RISK

1 FLOOD	59 WILDFIRE	40 HEAT	20 STORM	83 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 26, 2012	Quitclaim	Quit Claim Transfer			
Aug 2, 2012	Recorded document	Grant Deed			
Sep 26, 2012	Quitclaim	Quit Claim Transfer			\$398K
Sep 2, 2011	Recorded document	Grant Deed			
Sep 2, 2011	Financing	Grant Deed			\$404K
Aug 29, 2007	Quitclaim	Quit Claim Transfer			
Feb 16, 2005	Quitclaim	Quit Claim Transfer			
Feb 16, 2005	Resale	Grant Deed	\$860,000	\$286	\$450K
Jun 30, 2004	Resale	Grant Deed	\$698,000	\$232	\$558K
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	1.5 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
-----------	-----------------------