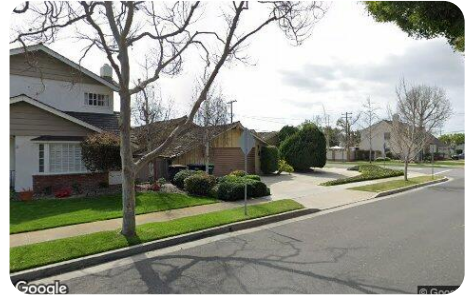


Single Family Residence **RESIDENTIAL**

3422 ROSSMOOR WAY

ROSSMOOR, CA 90720

\$1,949,161 TopHap Estimate · \$598 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,259 ft²

LIVING AREA

0.17 ac

LOT SIZE

1964

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.9M

\$1.8M low

\$2.1M high

Last Sale

\$1,680,000 · Jan 18, 2024

Est. Owner Equity

\$584,161

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$19,476 (2025)
Assessed Value	\$1,747,872
Previous Assessed	\$1,713,600

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.17
Heating	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 15, 2023	Resale	Grant Deed	\$1,680,000	\$515	\$1.3M
Mar 23, 2015	Quitclaim	Quit Claim Transfer			
Mar 23, 2015	Quitclaim	Quit Claim Transfer			
Mar 23, 2015	Quitclaim	Quit Claim Transfer			\$335K
Sep 19, 2012	Quitclaim	Quit Claim Transfer			
Sep 19, 2012	Quitclaim	Quit Claim Transfer			
Sep 19, 2012	Financing	Intrafamily Transfer			\$220K
Apr 13, 2009	Quitclaim	Quit Claim Transfer			
Apr 13, 2009	Financing	Intrafamily Transfer			\$190K
Feb 11, 1997	Quitclaim	Quit Claim Transfer			
Feb 5, 1997	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rossmoor Elementary School	Elementary	KG–5	0.3 mi
Oak Middle School	Middle	6–8	1.0 mi
Los Alamitos High School	High	9–12	1.3 mi

District: Los Alamitos 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 90720

64 CRIME INDEX	104 AIR POLLUTION	21,327 POPULATION	\$132K MEDIAN IN-COME	63°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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