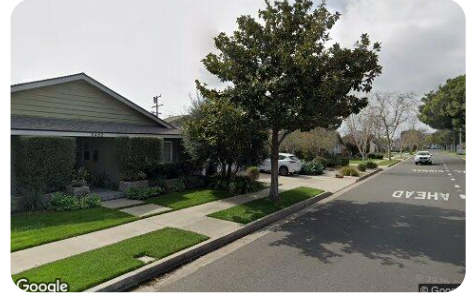


Single Family Residence **RESIDENTIAL**

3452 ROSSMOOR WAY

LOS ALAMITOS, CA 90720

\$1,866,419 TopHap Estimate · \$737 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,531 ft²

LIVING AREA

0.17 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.9M

\$1.8M low

\$1.9M high

Last Sale

\$1,210,000 · Jun 30, 2017

Est. Owner Equity

\$942,119

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$16,006 (2025)
Assessed Value	\$1,432,392
Previous Assessed	\$1,404,306

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ORANGE
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 28, 2021	Financing	Intrafamily Transfer			
Jun 15, 2017	Resale	Grant Deed	\$1,210,000	\$478	\$968K
Aug 7, 2003	Quitclaim	Quit Claim Transfer			\$300K
Dec 12, 1996	Resale	Grant Deed	\$341,000	\$135	\$207K
Oct 15, 1996	Non-arms-length	Trustees Deed	\$335,750	\$133	
Jun 17, 1994	Resale	Grant Deed	\$450,000	\$178	\$405K

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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