

Single Family Residence **RESIDENTIAL**

# 9263 ROSE ST

ROSEMEAD, CA 91770

**\$890,804** TopHap Estimate · \$677 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**  
BEDS

**1**  
BATHS

**1,315 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**1931**  
YEAR BUILT

**1**  
STORIES

**5**  
ROOMS

## VALUATION

**\$891K**

\$841K low

\$941K high

Est. Owner Equity

**\$46,304**

Loan-to-Value

**95%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,709 (2025) |
| Assessed Value    | \$613,305      |
| Previous Assessed | \$601,280      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Spanish                 |
| County        | LOS ANGELES             |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Floor/Wall Furnace      |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Aug 24, 2016 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Mar 26, 2015 | Financing | Intrafamily Transfer |           |                    | \$389K |
| Mar 18, 2005 | Resale    | Grant Deed           | \$440,000 | \$335              | \$352K |
| May 14, 2004 | Resale    | Grant Deed           | \$360,000 | \$274              | \$288K |
| Apr 3, 1997  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Apr 3, 1997  | Resale    | Trustees Deed        | \$150,000 | \$114              | \$129K |
| Jan 8, 1997  | Resale    | Grant Deed           | \$113,000 | \$86               |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Encinita Elementary School | Elementary | KG–6   | 0.2 mi   |
| Rosemead High School       | High       | 9–12   | 0.4 mi   |
| Muscatel Middle School     | Middle     | 7–8    | 0.6 mi   |

District: Rosemead Elementary 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 91770

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>57</b><br>CRIME INDEX | <b>109</b><br>AIR POLLUTION | <b>57,788</b><br>POPULATION | <b>\$63K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|