

Single Family Residence **RESIDENTIAL**

8909 GUESS ST

ROSEMEAD, CA 91770

\$1,004,438 TopHap Estimate · \$830 / ft² · confidence 98 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,210 ft²

LIVING AREA

0.17 ac

LOT SIZE

1926

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$1M

\$984K low

\$1M high

Last Sale

\$916,000 · Nov 15, 2023

Est. Owner Equity

\$504,438

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$11,372 (2025)
Assessed Value	\$934,320
Previous Assessed	\$916,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 6, 2023	Resale	Grant Deed	\$916,000	\$757	\$500K
Jul 29, 2023	Financing	Affidavit Death Of Trustee/Successor Trustee			
Jul 2, 2021	Financing	Intrafamily Transfer			
Apr 26, 1988	Resale	Trustees Deed	\$155,000	\$128	
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Muscatel Middle School	Middle	7–8	0.3 mi
Mildred B. Janson Elementary School	Elementary	KG–6	0.4 mi
Rosemead High School	High	9–12	0.5 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

57 CRIME INDEX	109 AIR POLLUTION	57,788 POPULATION	\$63K MEDIAN IN-COME	65°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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