

Single Family Residence **RESIDENTIAL**

8915 GUESS ST

ROSEMEAD, CA 91770

\$934,482 TopHap Estimate · \$738 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,267 ft²
LIVING AREA

0.17 ac
LOT SIZE

1926
YEAR BUILT

1
STORIES

9
ROOMS

VALUATION

\$934K

\$873K low

\$996K high

Last Sale

\$186,000 · Jul 1, 1998

Est. Owner Equity

\$262,482

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$3,674 (2025)
Assessed Value	\$263,347
Previous Assessed	\$258,184

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
Sep 15, 2021	Financing	Intrafamily Transfer			\$144K
Aug 24, 2016	Quitclaim	Quit Claim Transfer			
Jul 1, 1998	Resale	Grant Deed	\$186,000	\$147	\$108K

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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