

Single Family Residence **RESIDENTIAL**

8902 GUESS ST

ROSEMEAD, CA 91770

\$1,037,336 TopHap Estimate · \$701 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,480 ft²

LIVING AREA

0.2 ac

LOT SIZE

1927

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$1M

\$1M low

\$1.1M high

Est. Owner Equity

\$37,336

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$7,101 (2025)
Assessed Value	\$548,873
Previous Assessed	\$538,111

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

10
FLOOD

64
WILDFIRE

48
HEAT

37
STORM

83
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 5, 2012	Resale	Grant Deed	\$435,000	\$294	\$208K
Jun 5, 2006	Recorded document	Grant Deed			

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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