

Single Family Residence **RESIDENTIAL**

# 18968 RADBY ST

ROWLAND HEIGHTS, CA 91748

**\$859,759** TopHap Estimate · \$544 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,580 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1963**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

## VALUATION

**\$860K**

\$822K low

\$898K high

Est. Owner Equity

**\$622,759**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,559 (2025) |
| Assessed Value    | \$319,046      |
| Previous Assessed | \$312,791      |

## PROPERTY FACTS

|               |                                        |
|---------------|----------------------------------------|
| Property Type | Single Family Residence                |
| Style         | Conventional                           |
| County        | LOS ANGELES                            |
| Lot (acres)   | 0.14                                   |
| Construction  | Wood (Unspecified)                     |
| Roof          | Roll Composition (rolled Mineral Roof) |
| Heating       | Central                                |
| Fireplace     | Yes                                    |
| Pool          | No                                     |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------------|---------------------|----------|--------------------|------|
| May 31, 2019 | Quitclaim       | Quit Claim Transfer |          |                    |      |
| Feb 27, 1991 | Non-arms-length | Trustees Deed       | \$45,000 | \$28               |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Killian Elementary School    | Elementary | KG–6   | 0.2 mi   |
| Alvarado Intermediate School | Middle     | 7–8    | 0.3 mi   |
| John A. Rowland High School  | High       | 9–12   | 0.3 mi   |

District: Rowland 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 91748

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>60</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>41,340</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|