

Single Family Residence

**RESIDENTIAL**

CA

**\$1,006,291** TopHap Estimate · \$487 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,066 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2024**

YEAR BUILT

**VALUATION**

**\$1M**

\$937K low

\$1.1M high

Last Sale

**\$1,025,000 · Dec 3, 2024**

Est. Owner Equity

**\$186,291**

Loan-to-Value

**78%**

## TAX & ASSESSMENT

|                   |                        |
|-------------------|------------------------|
| Property Tax      | <b>\$12,548 (2025)</b> |
| Assessed Value    | <b>\$1,025,000</b>     |
| Previous Assessed | <b>\$15,829</b>        |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>LOS ANGELES</b>             |
| Lot (acres)   | <b>0.17</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Heating       | <b>Central</b>                 |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                 | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|----------------------|-------------|--------------------|--------|
| <b>Oct 31, 2024</b> | Financing         | Intrafamily Transfer |             |                    |        |
| <b>Oct 29, 2024</b> | Resale            | Grant Deed           | \$1,025,000 | \$496              | \$820K |
| <b>Jan 7, 2024</b>  | Financing         | Intrafamily Transfer |             |                    | \$368K |
| <b>Feb 24, 2020</b> | Recorded document | Affidavit Of Death   |             |                    |        |
| <b>Feb 4, 2020</b>  | Resale            | Grant Deed           | \$250,000   | \$121              |        |
| <b>Oct 27, 2004</b> | Quitclaim         | Quit Claim Transfer  |             |                    |        |
| <b>Oct 20, 2004</b> | Quitclaim         | Quit Claim Transfer  |             |                    | \$50K  |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| <b>Dalton Elementary School</b> | Elementary | KG–5   | 0.2 mi   |
| <b>Azusa High School</b>        | High       | 9–12   | 1.1 mi   |
| <b>Gladstone Middle School</b>  | Middle     | 6–8    | 2.5 mi   |

District: Azusa 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.

**OWNERSHIP**

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|