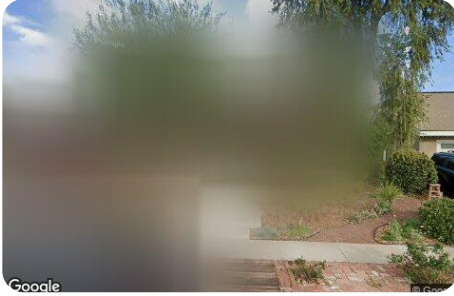


Single Family Residence **RESIDENTIAL**

2108 ROSEMONT ST

PLACENTIA, CA 92870

\$1,414,399 TopHap Estimate · \$518 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,729 ft²

LIVING AREA

0.22 ac

LOT SIZE

1966

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.4M low

\$1.5M high

Last Sale

\$1,000,000 · Aug 6, 2021

Est. Owner Equity

\$614,399

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$12,117 (2025)
Assessed Value	\$1,082,432
Previous Assessed	\$1,061,208

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ORANGE
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 26, 2021	Financing	Intrafamily Transfer			
Jul 20, 2021	Resale	Grant Deed	\$1,000,000	\$366	\$800K
May 16, 2020	Recorded document	Affidavit Of Death			
Nov 8, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Col. J. K. Tuffree Middle School	Middle	7–8	0.4 mi
Sierra Vista Elementary School	Elementary	KG–6	0.4 mi
El Dorado High School	High	9–12	1.1 mi

District: Placentia-Yorba Linda 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 92870

70 CRIME INDEX	105 AIR POLLUTION	52,457 POPULATION	\$104K MEDIAN IN-COME	64°F AVG TEMP	75% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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