

Single Family Residence **RESIDENTIAL**

2103 ROSEMONT ST

PLACENTIA, CA 92870

\$1,275,643 TopHap Estimate · \$538 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,370 ft²

LIVING AREA

0.2 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$525,000 · Mar 16, 2009

Est. Owner Equity

\$952,773

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$8,035 (2025)
Assessed Value	\$689,589
Previous Assessed	\$676,068

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.20
Heating	Yes
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2025	Financing	Intrafamily Transfer			
Aug 15, 2020	Financing	Intrafamily Transfer			\$323K
Jan 30, 2009	Resale	Grant Deed	\$525,000	\$222	\$417K
Feb 14, 2003	Recorded document	Grant Deed			
Feb 14, 2003	Resale	Grant Deed	\$452,000	\$191	\$205K
Apr 23, 2002	Quitclaim	Quit Claim Transfer			
Aug 17, 2001	Recorded document	Grant Deed			
Aug 17, 2001	Resale	Grant Deed	\$365,000	\$154	
Jan 31, 1992	Resale	Grant Deed	\$260,000	\$110	\$234K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Vista Elementary School	Elementary	KG–6	0.4 mi
Col. J. K. Tuffree Middle School	Middle	7–8	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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