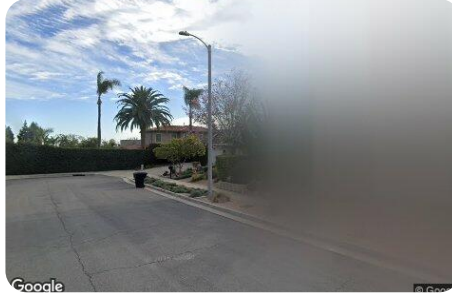


Single Family Residence **RESIDENTIAL**

2109 ROSEMONT ST

PLACENTIA, CA 92870

\$1,283,755 TopHap Estimate · \$542 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,370 ft²

LIVING AREA

0.19 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$690,000 · Jul 3, 2019

Est. Owner Equity

\$747,755

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$8,867 (2025)
Assessed Value	\$769,705
Previous Assessed	\$754,613

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.19
Heating	Yes
Cooling	Central
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 1, 2019	Recorded document	Correction Deed			
Jun 1, 2019	Recorded document	Affidavit Of Death			
May 30, 2019	Resale	Grant Deed	\$690,000	\$291	\$552K
Jan 25, 1993	Quitclaim	Quit Claim Transfer			\$50K

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------