

Single Family Residence **RESIDENTIAL**

2147 WIND RIVER LN

ROWLAND HEIGHTS, CA 91748

\$2,500,000 TopHap Estimate · \$507 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

5

BATHS

4,929 ft²

LIVING AREA

0.42 ac

LOT SIZE

2001

YEAR BUILT

VALUATION

\$2.5M

\$2.2M low

\$2.8M high

Last Sale

\$1,200,000 · Oct 17, 2018

Est. Owner Equity

\$2,500,000

TAX & ASSESSMENT

Property Tax	\$19,692 (2025)
Assessed Value	\$1,530,487
Previous Assessed	\$1,500,479

PROPERTY FACTS

Property Type	Single Family Residence
County	LOS ANGELES
Lot (acres)	0.41
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 5, 2018	Foreclosure sale	Trustees Deed	\$1,200,000	\$243	
Mar 6, 2018	Non-arms-length	Trustees Deed	\$134,003	\$27	
Aug 10, 2015	Financing	Trustees Deed			\$45K
May 25, 2001	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shelyn Elementary School	Elementary	KG–6	0.5 mi
John A. Rowland High School	High	9–12	0.9 mi
Alvarado Intermediate School	Middle	7–8	1.6 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

60 CRIME INDEX	108 AIR POLLUTION	41,340 POPULATION	\$80K MEDIAN IN-COME	64°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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