

Single Family Residence **RESIDENTIAL**

2131 WIND RIVER LN

ROWLAND HEIGHTS, CA 91748

\$3,242,350 TopHap Estimate · \$580 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

5
BATHS

5,592 ft²
LIVING AREA

1.12 ac
LOT SIZE

2001
YEAR BUILT

VALUATION

\$3.2M

\$2.9M low

\$3.5M high

Last Sale

\$2,325,000 · Apr 28, 2015

Est. Owner Equity

\$0

Loan-to-Value

221%

TAX & ASSESSMENT

Property Tax	\$34,785 (2025)
Assessed Value	\$2,794,295
Previous Assessed	\$2,739,505

PROPERTY FACTS

Property Type	Single Family Residence
County	LOS ANGELES
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 10, 2015	Resale	Grant Deed	\$2,325,000	\$416	\$1.6M
May 14, 2003	Quitclaim	Quit Claim Transfer			
Dec 21, 2001	Resale	Grant Deed	\$855,000	\$153	\$641K

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	Absentee owner
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