

Single Family Residence **RESIDENTIAL**

2159 WIND RIVER LN

ROWLAND HEIGHTS, CA 91748

\$3,212,576 TopHap Estimate · \$500 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

5
BATHS

6,430 ft²
LIVING AREA

0.43 ac
LOT SIZE

2001
YEAR BUILT

VALUATION

\$3.2M

\$2.9M low

\$3.5M high

Last Sale

\$2,485,000 · Jul 29, 2021

Est. Owner Equity

\$2,412,576

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$32,906 (2025)
Assessed Value	\$2,637,101
Previous Assessed	\$2,585,394

PROPERTY FACTS

Property Type	Single Family Residence
County	LOS ANGELES
Lot (acres)	0.43
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 28, 2021	Resale	Grant Deed	\$2,485,000	\$386	\$800K
Jul 21, 2021	Financing	Intrafamily Transfer			
Jun 10, 2016	Resale	Grant Deed	\$2,400,000	\$373	
Jun 17, 2006	Quitclaim	Quit Claim Transfer			
Jun 17, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shelyn Elementary School	Elementary	KG–6	0.5 mi
John A. Rowland High School	High	9–12	1.0 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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