

Single Family Residence **RESIDENTIAL**

2189 WIND RIVER LN

ROWLAND HEIGHTS, CA 91748

\$2,980,000 TopHap Estimate · \$463 / ft² · confidence 89 · as of Jul 14, 2026



5
BEDS

5
BATHS

6,430 ft²
LIVING AREA

0.49 ac
LOT SIZE

2001
YEAR BUILT

VALUATION

\$3M

\$2.7M low

\$3.3M high

Last Sale

\$899,500 · Dec 8, 2000

Est. Owner Equity

\$2,557,300

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$17,901 (2025)
Assessed Value	\$1,370,903
Previous Assessed	\$1,344,024

PROPERTY FACTS

Property Type	Single Family Residence
County	LOS ANGELES
Lot (acres)	0.49
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 8, 2000	Resale	Grant Deed	\$899,500	\$140	\$250K

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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