

Planned Unit Development (Pud)

**RESIDENTIAL**

## 2535 RUDY ST

ROWLAND HEIGHTS, CA 91748



**5**

BEDS

**3**

BATHS

**2,929 ft²**

LIVING AREA

**0.3 ac**

LOT SIZE

**1989**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

### VALUATION

Last Sale

**\$683,000 · Nov 20, 2008**

### TAX & ASSESSMENT

Property Tax

**\$11,807 (2025)**

Assessed Value

**\$879,527**

Previous Assessed

**\$862,282**

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | <b>Planned Unit Development (Pud)</b> |
| Style         | <b>Conventional</b>                   |
| County        | <b>LOS ANGELES</b>                    |
| Lot (acres)   | <b>0.30</b>                           |
| Construction  | <b>Wood (Unspecified)</b>             |
| Roof          | <b>Tile</b>                           |
| Heating       | <b>Central</b>                        |
| Cooling       | <b>Central</b>                        |
| Fireplace     | <b>Yes</b>                            |
| Pool          | <b>No</b>                             |

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|---------------------|-----------|--------------------|--------|
| <b>Aug 6, 2016</b>  | Quitclaim | Quit Claim Transfer |           |                    |        |
| <b>Nov 13, 2008</b> | Resale    | Grant Deed          | \$683,000 | \$233              | \$533K |
| <b>Jun 7, 2006</b>  | Resale    | Grant Deed          | \$843,000 | \$288              | \$674K |
| <b>May 1, 2003</b>  | Financing | Grant Deed          |           |                    | \$300K |
| <b>Jan 3, 1996</b>  | Quitclaim | Quit Claim Transfer |           |                    |        |
| <b>Nov 3, 1994</b>  | Quitclaim | Quit Claim Transfer |           |                    |        |
| <b>Aug 5, 1994</b>  | Quitclaim | Quit Claim Transfer |           |                    |        |
| <b>Aug 5, 1994</b>  | Resale    | Trustees Deed       | \$357,500 | \$122              | \$286K |
| <b>Aug 1, 1990</b>  | Resale    | Grant Deed          | \$400,000 | \$137              | \$320K |

## ASSIGNED SCHOOLS

| SCHOOL                                            | LEVEL      | GRADES | DISTANCE |
|---------------------------------------------------|------------|--------|----------|
| <b>John A. Rowland High School</b>                | High       | 9–12   | 1.3 mi   |
| <b>Ybarra Academy for the Arts and Technology</b> | Elementary | KG–8   | 1.5 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>60</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>41,340</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|