

Single Family Residence **RESIDENTIAL**

8920 GUESS ST

ROSEMEAD, CA 91770

\$867,497 TopHap Estimate · \$558 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,554 ft²

LIVING AREA

0.17 ac

LOT SIZE

1925

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$867K

\$804K low

\$931K high

Last Sale

\$460,000 · Sep 18, 2008

Est. Owner Equity

\$384,497

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$8,700 (2025)
Assessed Value	\$677,418
Previous Assessed	\$664,136

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 22, 2025	Financing	Intrafamily Transfer			
Nov 16, 2015	Quitclaim	Quit Claim Transfer			
Jan 21, 2014	Quitclaim	Quit Claim Transfer			
Jun 12, 2013	Financing	Intrafamily Transfer			\$183K
Jul 8, 2010	Financing	Intrafamily Transfer			\$190K
Aug 20, 2008	Resale	Grant Deed	\$460,000	\$296	\$300K
Jan 31, 2007	Recorded document	Affidavit Of Death			
Oct 10, 1997	Quitclaim	Quit Claim Transfer			
Jan 5, 1993	Recorded document	Mortgage			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Muscatel Middle School	Middle	7–8	0.3 mi
Mildred B. Janson Elementary School	Elementary	KG–6	0.4 mi
Rosemead High School	High	9–12	0.5 mi

District: Rosemead Elementary 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 91770

57 CRIME INDEX	109 AIR POLLUTION	57,788 POPULATION	\$63K MEDIAN IN-COME	65°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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