

Single Family Residence **RESIDENTIAL**

445 ROSEMARIE DR

ARCADIA, CA 91007

\$1,718,500 TopHap Estimate · \$1,056 / ft² · confidence 91 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,627 ft²

LIVING AREA

0.19 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$1.7M

\$1.6M low

\$1.9M high

Last Sale

\$868,000 · Nov 6, 2012

Est. Owner Equity

\$1,301,500

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$12,887 (2025)
Assessed Value	\$1,068,618
Previous Assessed	\$1,047,666

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 27, 2017	Quitclaim	Quit Claim Transfer			
Oct 12, 2012	Resale	Grant Deed	\$868,000	\$533	\$417K
Sep 25, 2012	Quitclaim	Quit Claim Transfer			
Oct 16, 2009	Quitclaim	Quit Claim Transfer			
Feb 3, 2009	Resale	Grant Deed	\$849,000	\$522	
Jun 5, 2007	Financing	Grant Deed			\$638K
Jun 5, 2007	Financing	Grant Deed			\$638K
Dec 6, 1995	Quitclaim	Quit Claim Transfer			
Dec 6, 1995	Quitclaim	Quit Claim Transfer			
Sep 13, 1957	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Baldwin Stocker Elementary School	Elementary	KG–5	0.3 mi
Arcadia High School	High	9–12	1.3 mi
First Avenue Middle School	Middle	6–8	1.9 mi

District: Arcadia 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 91007

80 CRIME INDEX	106 AIR POLLUTION	32,512 POPULATION	\$93K 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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