

Single Family Residence **RESIDENTIAL**

# 468 ROSEMARIE DR

ARCADIA, CA 91007

**\$4,085,775** TopHap Estimate · \$598 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**6**

BEDS

**7**

BATHS

**6,833 ft<sup>2</sup>**

LIVING AREA

**0.39 ac**

LOT SIZE

**1994**

YEAR BUILT

## VALUATION

**\$4.1M**

\$3.8M low

\$4.4M high

Last Sale

**\$1,600,000 · Nov 23, 2004**

Est. Owner Equity

**\$1,685,775**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$26,640 (2025) |
| Assessed Value    | \$2,230,255     |
| Previous Assessed | \$2,186,525     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | LOS ANGELES             |
| Lot (acres)   | 0.39                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------------|--------------------|--------|
| Oct 18, 2021 | Financing | Intrafamily Transfer |             |                    |        |
| Oct 18, 2021 | Financing | Intrafamily Transfer |             |                    | \$500K |
| Nov 14, 2020 | Quitclaim | Quit Claim Transfer  |             |                    |        |
| Jan 26, 2011 | Financing | Intrafamily Transfer |             |                    | \$729K |
| Sep 30, 2004 | Resale    | Grant Deed           | \$1,600,000 | \$234              | \$1M   |
| May 2, 2000  | Quitclaim | Quit Claim Transfer  |             |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Baldwin Stocker Elementary School | Elementary | KG–5   | 0.4 mi   |
| Arcadia High School               | High       | 9–12   | 1.4 mi   |
| First Avenue Middle School        | Middle     | 6–8    | 2.0 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>80</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>32,512</b><br>POPULATION | <b>\$93K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|