

Single Family Residence **RESIDENTIAL**

25797 RANA DR

VALENCIA, CA 91355

\$771,286 TopHap Estimate · \$734 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,051 ft²

LIVING AREA

0.12 ac

LOT SIZE

1976

YEAR BUILT

VALUATION

\$771K

\$690K low

\$853K high

Last Sale

\$747,500 · Oct 11, 2024

Est. Owner Equity

\$121,286

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$10,137 (2025)
Assessed Value	\$747,500
Previous Assessed	\$531,360

PROPERTY FACTS

Property Type	Single Family Residence
County	LOS ANGELES
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 16, 2024	Resale	Grant Deed	\$747,500	\$711	\$635K
Mar 9, 2021	Financing	Intrafamily Transfer			
Aug 3, 2016	Quitclaim	Quit Claim Transfer			
Jul 11, 2016	Resale	Grant Deed	\$467,000	\$444	\$444K
Aug 3, 2016	Quitclaim	Quit Claim Transfer			
May 7, 2004	Resale	Grant Deed	\$320,000	\$304	\$225K
Jul 31, 2003	Resale	Grant Deed	\$310,000	\$295	\$248K
Nov 6, 2002	Quitclaim	Quit Claim Transfer			
Nov 6, 2002	Quitclaim	Quit Claim Transfer			
Feb 28, 1997	Resale	Grant Deed	\$162,500	\$155	\$159K
Jun 27, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meadows Elementary School	Elementary	KG–6	0.2 mi
Academy of the Canyons	High	9–12	0.9 mi
Placerita Junior High School	Middle	7–8	1.0 mi

District: William S. Hart Union High School District (9-12)

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 91355

72 CRIME INDEX	88 AIR POLLUTION	38,221 POPULATION	\$109K MEDIAN IN-COME	63°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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