

Duplex (2 Units, Any Combination) **RESIDENTIAL**

9541 GUESS ST

ROSEMEAD, CA 91770



7
BEDS

7
BATHS

4,883 ft²
LIVING AREA

0.29 ac
LOT SIZE

1948
YEAR BUILT

1
STORIES

7
ROOMS

VALUATION

Last Sale

\$455,000 · Sep 3, 2010

TAX & ASSESSMENT

Property Tax	\$13,605 (2025)
Assessed Value	\$1,040,791
Previous Assessed	\$1,020,385

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.29
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 19, 2010	Resale	Grant Deed	\$455,000	\$93	
Dec 18, 2003	Non-arms-length	Grant Deed	\$272,727	\$56	\$246K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Savannah Elementary School	Elementary	KG–6	0.3 mi
Rosemead High School	High	9–12	0.7 mi
Muscatel Middle School	Middle	7–8	0.9 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	Owner occupied
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