

Single Family Residence **RESIDENTIAL**

2257 WIND RIVER LN

ROWLAND HEIGHTS, CA 91748

\$2,881,189 TopHap Estimate · \$454 / ft² · confidence 78 · as of Jul 14, 2026



5
BEDS

5
BATHS

6,343 ft²
LIVING AREA

0.7 ac
LOT SIZE

2001
YEAR BUILT

VALUATION

\$2.9M

\$2.3M low

\$3.5M high

Last Sale

\$2,750,000 · Oct 11, 2024

Est. Owner Equity

\$956,189

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$34,215 (2025)
Assessed Value	\$2,750,000
Previous Assessed	\$1,438,133

PROPERTY FACTS

Property Type	Single Family Residence
County	LOS ANGELES
Lot (acres)	0.70
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 10, 2024	Resale	Grant Deed	\$2,750,000	\$434	\$1.9M
Feb 20, 2015	Quitclaim	Quit Claim Transfer			
Feb 12, 2015	Financing	Intrafamily Transfer			\$950K
Jan 8, 2015	Quitclaim	Quit Claim Transfer			
Jan 28, 2013	Financing	Mortgage			\$1.1M
Dec 6, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shelyn Elementary School	Elementary	KG–6	0.6 mi
John A. Rowland High School	High	9–12	1.0 mi
Alvarado Intermediate School	Middle	7–8	1.7 mi

District: Rowland 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 91748

60 CRIME INDEX	108 AIR POLLUTION	41,340 POPULATION	\$80K MEDIAN IN-COME	64°F AVG TEMP	73% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------