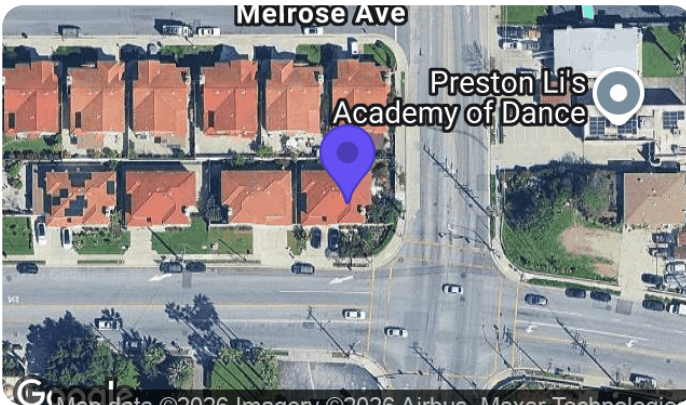


Single Family Residence **RESIDENTIAL**

# 7735 GRAVES AVE

ROSEMEAD, CA 91770

**\$1,424,500** TopHap Estimate · \$570 / ft² · confidence 93 · as of Jun 23, 2026



**5**  
BEDS

**3**  
BATHS

**2,500 ft²**  
LIVING AREA

**0.12 ac**  
LOT SIZE

**2001**  
YEAR BUILT

## VALUATION

**\$1.4M**

\$1.3M low

\$1.5M high

Last Sale

**\$1,250,000 · Jan 22, 2026**

Est. Owner Equity

**\$974,500**

Loan-to-Value

**32%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,730 (2025) |
| Assessed Value    | \$568,737      |
| Previous Assessed | \$557,587      |

## PROPERTY FACTS

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

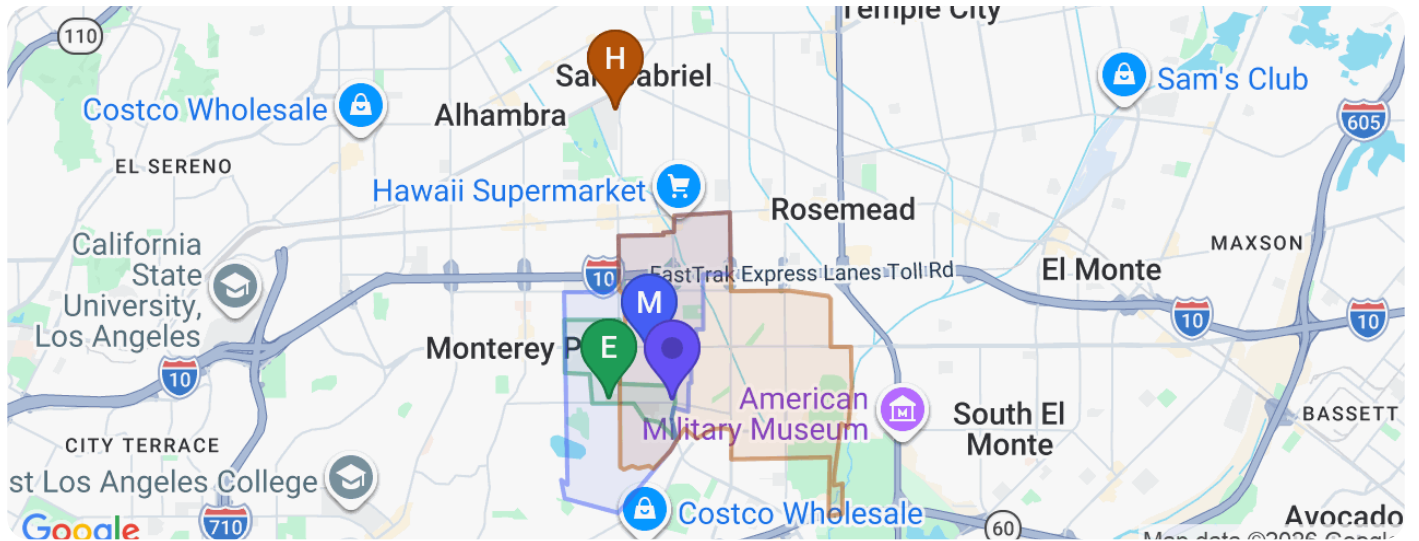
## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------------|--------------------|--------|
| Dec 23, 2025 | Resale    | Grant Deed           | \$1,250,000 | \$500              | \$450K |
| Mar 6, 2018  | Financing | Intrafamily Transfer |             |                    | \$624K |
| Aug 14, 2015 | Quitclaim | Quit Claim Transfer  |             |                    |        |
| Jul 11, 2001 | Resale    | Grant Deed           | \$385,000   | \$154              | \$275K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Garvey (Richard) Intermediate School | Middle     | 7–8    | 0.5 mi   |
| Monterey Vista Elementary School     | Elementary | KG–6   | 0.6 mi   |
| San Gabriel High School              | High       | 9–12   | 2.6 mi   |

District: Garvey 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>57</b><br>CRIME INDEX | <b>109</b><br>AIR POLLUTION | <b>57,788</b><br>POPULATION | <b>\$63K</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 | Absentee owner |
|-----------|----------------|