

Single Family Residence **RESIDENTIAL**

8944 GUESS ST

ROSEMEAD, CA 91770

\$993,166 TopHap Estimate · \$583 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,705 ft²

LIVING AREA

0.17 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$993K

\$966K low

\$1M high

Last Sale

\$419,000 · Feb 23, 2010

Est. Owner Equity

\$793,166

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$6,929 (2025)
Assessed Value	\$540,839
Previous Assessed	\$530,235

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 10, 2010	Resale	Grant Deed	\$419,000	\$246	\$220K
Oct 22, 2004	Quitclaim	Quit Claim Transfer			\$92K
Oct 19, 2001	Resale	Grant Deed	\$282,000	\$165	\$268K
Oct 19, 2001	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Muscatel Middle School	Middle	7–8	0.3 mi
Mildred B. Janson Elementary School	Elementary	KG–6	0.5 mi
Rosemead High School	High	9–12	0.5 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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