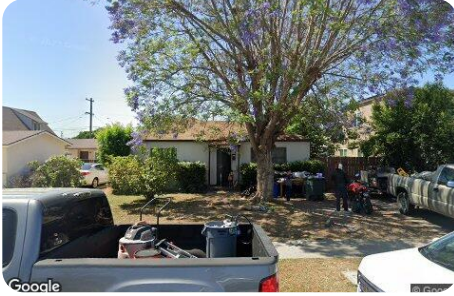


Single Family Residence **RESIDENTIAL**

8712 GUESS ST

ROSEMEAD, CA 91770

\$909,000 TopHap Estimate · \$678 / ft² · confidence 88 · as of Jun 23, 2026



2

BEDS

2

BATHS

1,341 ft²

LIVING AREA

0.19 ac

LOT SIZE

1947

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$909K

\$800K low

\$1M high

Last Sale

\$212,000 · Sep 13, 2000

Est. Owner Equity

\$659,000

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$4,392 (2025)
Assessed Value	\$319,422
Previous Assessed	\$313,160

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Fireplace	Yes
Pool	Yes

CLIMATE RISK

37
FLOOD

68
WILDFIRE

48
HEAT

37
STORM

83
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 13, 2000	Resale	Grant Deed	\$212,000	\$158	
Jul 29, 1998	Quitclaim	Quit Claim Transfer			
Jun 9, 1972	Non-arms-length	Grant Deed	\$20,500	\$15	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mildred B. Janson Elementary School	Elementary	KG–6	0.3 mi
Muscatel Middle School	Middle	7–8	0.4 mi
Rosemead High School	High	9–12	0.7 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	Absentee owner
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