

Single Family Residence **RESIDENTIAL**

# 8935 EMERSON PL

ROSEMEAD, CA 91770

**\$913,788** TopHap Estimate · \$598 / ft² · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,527 ft²**

LIVING AREA

**0.14 ac**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$914K**

\$879K low

\$949K high

Last Sale

**\$182,500 · Mar 31, 1994**

Est. Owner Equity

**\$505,788**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,976 (2025) |
| Assessed Value    | \$374,021      |
| Previous Assessed | \$366,688      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | LOS ANGELES             |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Mar 24, 2010 | Financing         | Intrafamily Transfer |           |                    | \$110K |
| Aug 31, 2005 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Sep 29, 2003 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| May 25, 1999 | Recorded document | Grant Deed           |           |                    |        |
| Nov 19, 1997 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Mar 31, 1994 | Resale            | Grant Deed           | \$182,500 | \$120              | \$146K |
| May 27, 1993 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Apr 27, 1992 | Recorded document | Mortgage             |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Mildred B. Janson Elementary School | Elementary | KG–6   | 0.6 mi   |
| Muscatel Middle School              | Middle     | 7–8    | 1.1 mi   |
| Rosemead High School                | High       | 9–12   | 1.3 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>57</div> <div>CRIME INDEX</div> | <div>109</div> <div>AIR POLLUTION</div> | <div>57,788</div> <div>POPULATION</div> | <div>\$63K</div> <div>MEDIAN IN-COME</div> | <div>65°F</div> <div>AVG TEMP</div> | <div>73%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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