

Planned Unit Development (Pud)

RESIDENTIAL

7260 RANCHO ROSA WAY

RANCHO CUCAMONGA, CA 91701

\$329,940

TopHap Estimate · \$180 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,836 ft²

LIVING AREA

0.1 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$330K

\$317K low

\$343K high

Last Sale

\$335,000 · Nov 8, 2012

Est. Owner Equity

\$30,940

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$4,471 (2025)
Assessed Value	\$420,780

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Modern
County	SAN BERNARDINO
Lot (acres)	0.10
Construction	Frame (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 46 ft²

Porch · 332 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 14, 2025	Financing	Intrafamily Transfer			
Aug 29, 2012	Resale	Grant Deed	\$335,000	\$182	\$299K
Apr 4, 2008	Financing	Intrafamily Transfer			
Apr 4, 2008	Quitclaim	Quit Claim Transfer			
Jan 4, 2001	Resale	Grant Deed	\$239,000	\$130	\$215K
May 11, 1998	Resale	Grant Deed	\$203,000	\$111	\$192K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Foothill Knolls Academy of Innovation	Elementary	KG–8	1.1 mi
Upland High School	High	9–12	2.4 mi

District: Upland 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 91701

51 CRIME INDEX	105 AIR POLLUTION	40,163 POPULATION	\$106K MEDIAN IN-COME	61°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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