

Single Family Residence **RESIDENTIAL**

# 2137 ROSEMONT ST

PLACENTIA, CA 92870

**\$1,335,053** TopHap Estimate · \$597 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,238 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1966**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$1.3M**

\$1.2M low

\$1.4M high

Last Sale

**\$532,000 · Sep 16, 2009**

Est. Owner Equity

**\$985,053**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,618 (2025) |
| Assessed Value    | \$745,674      |
| Previous Assessed | \$731,053      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | ORANGE                           |
| Lot (acres)   | 0.18                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Pool          | Pool W/Hot Tub/Spa               |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                        | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------------|-----------|--------|--------|
| Oct 18, 2012 | Financing         | Intrafamily Transfer        |           |        | \$361K |
| Aug 19, 2009 | Resale            | Grant Deed                  | \$532,000 | \$238  | \$372K |
| Dec 30, 2008 | Non-arms-length   | Deed In Lieu Of Foreclosure | \$350,000 | \$156  |        |
| Aug 14, 2006 | Recorded document | Grant Deed                  |           |        |        |
| Aug 17, 2006 | Non-arms-length   | Intrafamily Transfer        | \$750,000 | \$335  | \$400K |
| Aug 31, 1990 | Resale            | Grant Deed                  | \$285,000 | \$127  | \$53K  |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Col. J. K. Tuffree Middle School | Middle     | 7–8    | 0.4 mi   |
| Sierra Vista Elementary School   | Elementary | KG–6   | 0.5 mi   |
| El Dorado High School            | High       | 9–12   | 1.1 mi   |

District: Placentia-Yorba Linda 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 92870

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>70</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>52,457</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>75%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|